



Woodrow, Amersham, HP7 0QH

Guide Price £2,500,000

CHRISTOPHER WOOD POWERED BY exp <sup>TM</sup> UK

@ christopher.wood@exp.uk.com

christopherwood.exp.uk.com

01494 623 101

## Woodrow, Amersham, HP7 0QH

Welcome to Woodrow Farm Cottage, an exquisite five-bedroom detached property, steeped in character and charm, located in the beautiful Chiltern countryside. Originally built around 1927, the property has been thoughtfully extended to create a spacious, versatile family home, sitting on approximately 9.3 acres of breathtaking gardens and paddocks. Offering both privacy and serenity, this home is perfect for equestrian lovers, or anyone seeking an idyllic country lifestyle without sacrificing convenience.

Approached through electronically operated gates, a picturesque, tree-lined driveway leads you to the main house and stable yard. Perched on an elevated position, Woodrow Farm Cottage boasts sweeping views over its well-manicured grounds, setting the scene for tranquil country living.

Inside, the property features a spacious and adaptable layout. The ground floor includes an annexe, perfect for additional accommodation, a home office, or a therapy room. The triple-aspect sitting room is an inviting space, showcasing an elegant open fireplace and traditional ornamental beams, while the formal dining room adds further charm with its brick fireplace. These spaces are perfect for entertaining guests or enjoying cosy family moments.

At the heart of the home is the expansive kitchen/breakfast room, designed with family living in mind. Fitted with a range of units, granite worktops, a central island, and an Aga with an electric companion, it's the perfect place for family gatherings. A raised seating area completes this social hub, providing a warm and welcoming atmosphere for relaxed meals.





The first floor offers five generous bedrooms, with built-in wardrobes and ample storage throughout. The principal and guest bedrooms benefit from en suite facilities, while the additional three bedrooms are served by two further bathrooms. The flexible layout makes this home ideal for growing families.

The property's outdoor space is equally impressive. A large front terrace, complete with a rockery and Koi pond, provides a stunning setting for alfresco dining and relaxation, with views over the formal lawn and flower beds. For those with equestrian interests, the stable yard is well-equipped with four stables, a tack room, a garden room with storage above the double garage, a tractor store, and a hay barn. The extensive paddocks and ménage further enhance the property's equestrian appeal. A rear track provides additional access, offering flexibility for larger vehicles and deliveries.





Woodrow Farm Cottage enjoys a prime location, nestled in the small hamlet of Woodrow, just outside Amersham. The historic Amersham Old Town, renowned for its period buildings, boutique shops, and restaurants, is a short drive away, while Amersham on the Hill offers more modern conveniences, including supermarkets and excellent transport links. The nearby Metropolitan and Chiltern Lines provide direct access to London, making it an ideal countryside escape for commuters. The M40 and M25 motorways are also easily accessible, connecting you to the wider road network.

This remarkable property offers the perfect combination of countryside living and modern convenience, with significant potential to further enhance and personalise. With just over 3000 sq ft of internal space, stunning gardens, and exceptional equestrian facilities, Woodrow Farm Cottage presents an outstanding opportunity to create your dream home in one of the most sought-after areas of the Chilterns.

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APPROXIMATE GROSS INTERNAL AREA 5154 SQ FT / 479 SQ M INC. GARAGE/OUTBUILDING

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