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The Hill, Amersham, HP7 0NY  
£740,000





**The Hill, Amersham, HP7 0NY**

**£740,000**

- Brand New Build In Amersham
- Feature Walls Throughout
- Two Off-street Parking Spaces
- One Minute Walk To The Common
- Air Source Heat Pump
- Generous Private Garden
- Excellent Local School Catchment
- Grohe Bathroom Fittings

## Description

An exceptional new build home presented in show-home condition, ideally located just a one-minute walk from the Common and within a highly regarded local school catchment area. This beautifully designed property blends contemporary style with practical living, making it ideal for families and professionals alike.

The ground floor offers a superb sense of space, centred around a large open-plan kitchen/diner, perfect for entertaining and modern family life. The kitchen is finished to a high specification with Bosch integrated appliances, complemented by stylish feature walls and underfloor heating throughout the ground floor, providing comfort and efficiency year-round. A separate ground-floor office adds excellent flexibility for home working.

Upstairs, the property boasts two generous double bedrooms, alongside a large study. The bathrooms are finished to an exceptional standard, featuring premium Grohe fittings for a sleek, contemporary feel.

Externally, the home benefits from a generous private garden, ideal for outdoor dining and relaxation, as well as two off-street parking spaces.

Built with sustainability in mind, the property includes an air source heat pump, ensuring energy-efficient living with lower running costs.

## Situation

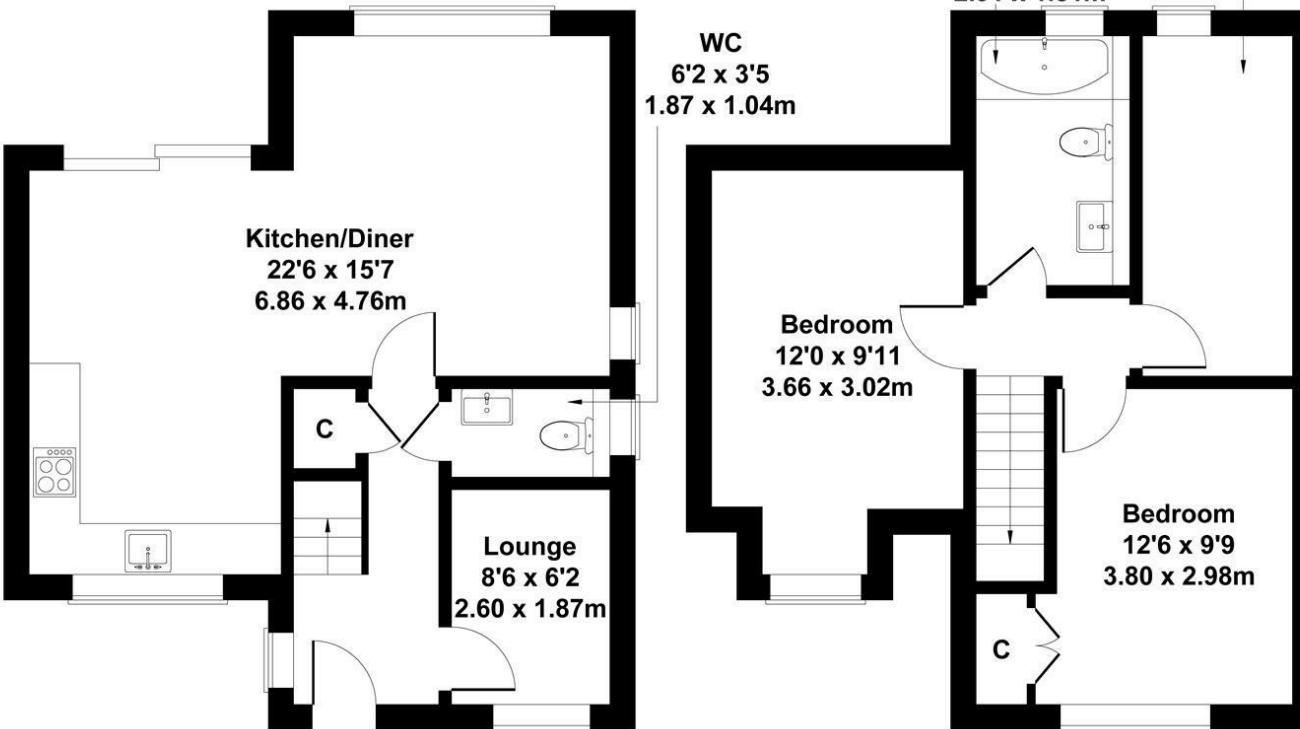
The Hill, Amersham is a highly sought-after and picturesque village location offering the perfect balance of countryside living and excellent connectivity. Set close to open green spaces and the Common, the area is ideal for families and professionals, benefitting from access to well-regarded local schools, including popular primary options and highly regarded secondary and grammar schools within the Amersham catchment. Amersham town centre and station are easily reached, providing Metropolitan Line and Chiltern Railways services into London Marylebone, making it an excellent commuter base, while strong road links via the A404 and A413 offer convenient access to the M25, M40 and surrounding areas. Residents enjoy a range of nearby amenities, with Amersham Old Town offering charming independent shops, cafés and restaurants, alongside supermarkets and leisure facilities, while Beaconsfield and High Wycombe provide further shopping centres and entertainment options. Known for its village atmosphere, community spirit and access to scenic countryside walks, Winchmore Hill is a prime Buckinghamshire location for those seeking quality living in a peaceful yet well-connected setting.



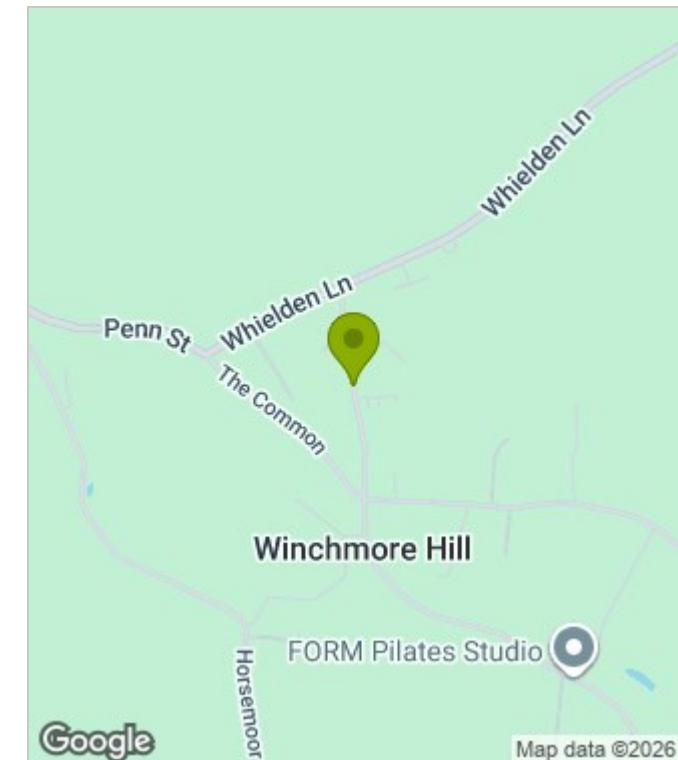
## Floor Plans

### The Hill, Amersham

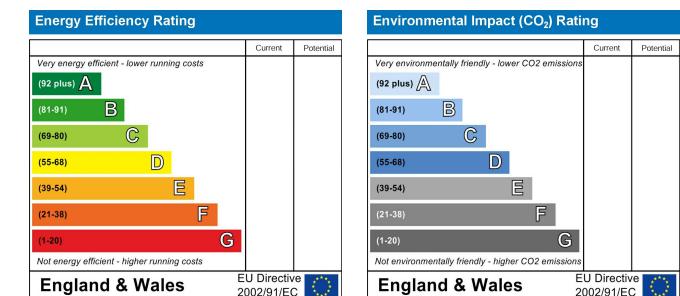
Approximate Gross Internal Area  
936 sq ft - 87 sq m



## Area Map



## Energy Performance Graph



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