



**Cobblers Hill**  
Wendover | Buckinghamshire

**£1,370,000**  
Freehold







# Emerald House

## Wendover | Buckinghamshire

Centrally situated on a large plot of just under 2 acres adjacent to open fields within the Chilterns Area of Outstanding Natural Beauty, stands this modern 4 double bedroom detached family home finished to a high standard. Boasting rural living combined with easy access to Great Missenden and Amersham train stations with direct lines into London.

- 4 double bedrooms and 3 bathrooms
- Detached studio
- Just under 2 acres of grounds
- Utility room
- Double garage and large driveway
- Sole agent

### Ground Floor

**Entrance hall** – Front door with fan light above leading to reception entrance hall with stairs rising to the first floor, understairs storage cupboard, engineered oak wood floor with underfloor heating, shoe storage cupboard, spotlights.

**Cloakroom WC** – Modern matching white suite comprising enclosed cistern WC and bracket wash hand basin with side mixer taps, spotlights.

**Snug** – Engineered oak wood floor with wet underfloor heating, spotlights.

**Utility room** – Fitted with a range of matching base and wall units, marble effect worktop with a Belfast sink with a Quooker mixer tap over, plumbing for washing machine, wall-mounted Worcester gas central heating boiler, pressurised hot water tank and a travertine tiled floor with underfloor heating, spotlights

**Kitchen** – Dual aspect open-plan with a range of matching base units, wall and display cabinets. Corian worktop with sink unit and single drainer with a mixer tap. Filtered water tap, integrated Bosch dishwasher, integrated Bosch electric fan oven and grill,



integrated Bosch steamer oven, integrated Bosch microwave oven. Stainless steel Bosch five ring gas hob with contemporary styled extractor hood over. Integrated fridge. Large island unit with a breakfast bar, integrated wine fridge, porcelain tiled floor with underfloor heating.

**Dining area** – Engineered oak wood floor with underfloor heating. 4 Velux windows. Double-glazed bi-folding doors to a west rear-facing garden. Space for an American style fridge freezer with surrounding built-in shelving. Spotlights.

**Sitting room** – Triple aspect with engineered oak wood floor with underfloor heating. Open fireplace with contemporary style woodburning stove. Timber mantle set on a slate hearth. Double-glazed bi-folding doors to the west-facing rear garden.

### First Floor

**Landing** – Fitted carpet, radiator, access to loft, spotlights.

**Principal bedroom** – Vaulted bedroom, built-in wardrobe cupboards with contemporary sliding doors, fitted carpet, under

eave storage, radiator. Large west-facing double-glazed window with a fan light and electric deployable blinds, ensuite shower and WC, modern matching white suite comprising large shower cubicle with rainwater shower head and handheld shower, low-flush WC, wash hand basin with mixer tap. Porcelain tiled floor with electric underfloor heating. Contemporary style heated chrome towel rail, extractor fan, spotlights.

**Family Bathroom** – Modern matching white suite comprising double-ended panel bath with centre mixer tap and shower attachment, large shower cubicle with rainwater shower head and handheld shower. Twin hand wash basins with mixer taps and storage cupboards under. Low-flush WC, contemporary style heated chrome towel rail, porcelain tiled floor with electric underfloor heating.

**Bedroom two** - Fitted carpet, radiator, access through to Jack and Jill ensuite shower room, large shower cubicle, contemporary style heated chrome towel rail, low-flush WC, wash hand basin with black mixer taps and drawers under. Spotlights.



**Bedroom three** – Fitted carpet, radiator, spotlights

**Bedroom four** – Dual aspect, fitted carpet, radiator, access through to Jack and Jill ensuite bathroom. Spotlights.

### Outside

Long gravel driveway providing off street parking for many cars.

**Double Garage** – with electric up and over door, power and light.


**Garden** – Large west-facing York stone style sun terrace with well-stocked flower and shrub borders, pagoda walkway to detached studio.

**Studio** – Detached gymnasium room with south-facing double-glazed bi-folding doors, power and light.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	64	67
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC 





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