



Hill Meadow

COLESHILL • GUIDE PRICE £725,000

A charming four bedroom family home positioned in the idyllic Coleshill Village with excellent transport links to London.

- 1750 square feet
- Easy access to the Metropolitan Line and Chiltern Line
- Garage & allocated parking
- Stunning Village location
- Excellent transport links to London
- Wrap around private garden

DESCRIPTION

The ground floor comprises entrance hall, welcoming reception room with fireplace and dining room that opens out to the garden. The fitted kitchen/breakfast room features integrated appliances, ample eye and base units. A study or fourth bedroom with an ensuite is also to the ground floor along with a utility room. To the first floor are three bedrooms with a family bathroom. Externally the property benefits from well-maintained gardens, an outbuilding currently used as a gym and garage. Gated off parking is also available to the front of the house.

Coleshill with its famous water tower, windmill, sought after primary school and pretty village duck pond is located off the A355 which links Amersham (Metropolitan/Chiltern Line) and Beaconsfield (Chiltern line) both between 3-4 miles away.

Designated an Area of Outstanding Natural Beauty, the village offers an idyllic setting surrounded by many miles of country walks and a vibrant social network with long established cricket and tennis clubs, as well as two popular village pubs.

The area is renowned for its excellent schooling, including Dr Challoner's Grammar School & High School, along with Beaconsfield.









Approximate Gross Internal Area
 Ground Floor = 81.9 sq m / 881 sq ft
 First Floor = 50.5 sq m / 543 sq ft
 Outbuilding = 30.3 sq m / 326 sq ft
 Total = 162.7 sq m / 1,750 sq ft

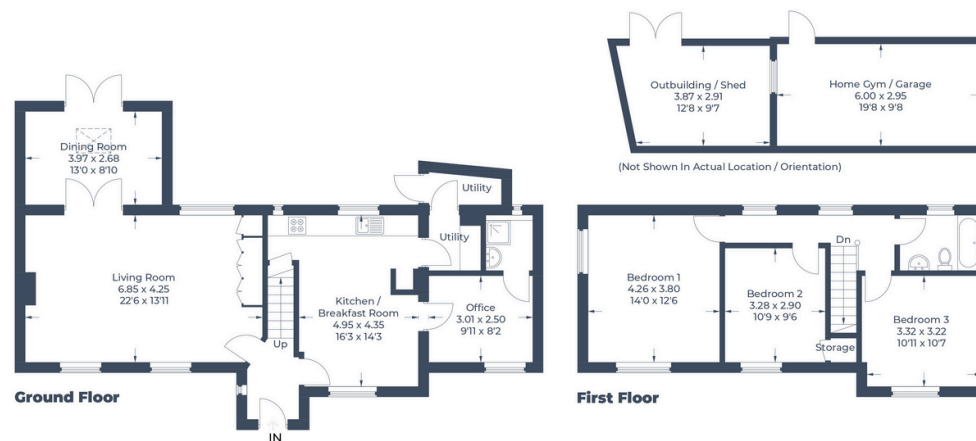


Illustration for identification purposes only,
 measurements are approximate, not to scale.
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Important Notice. We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



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