

Hill House, Coleshill Buckinghamshire





A spacious character family home in Coleshill.



Hill House is a delightful bay fronted period house thoughtfully extended and improved to offer well presented accommodation approaching 2,500 sq.ft, combining classic features with a contemporary finish. Coleshill with it's famous water tower, windmill, sought after primary school and pretty village duck pond is located off the A355 which links Amersham and Beaconsfield. Designated an Area of Outstanding Natural Beauty, the village offers an idyllic setting surrounded by miles of country walks and a vibrant social network with established cricket and tennis clubs, as well as two popular village pubs.

The living accommodation provides a spacious reception hall leading to a bay fronted formal lounge which enjoys views over the village common. To the rear of the house is a most impressive open plan kitchen/dining room, which opens into a light and spacious family room overlooking the rear garden. This well planned informal living area is ideal for a modern family lifestyle. There is also a separate utility room and ground floor cloakroom.

On the first floor a split level landing gives access to four generous double bedrooms, served by two well-appointed bath/shower rooms.

The property has a pleasant south-east facing garden which overlooks Coleshill Windmill and provides a lovely outside entertaining area. To the front there is ample parking, with space to the side of the property allowing for a potential garage addition subject to planning permission.

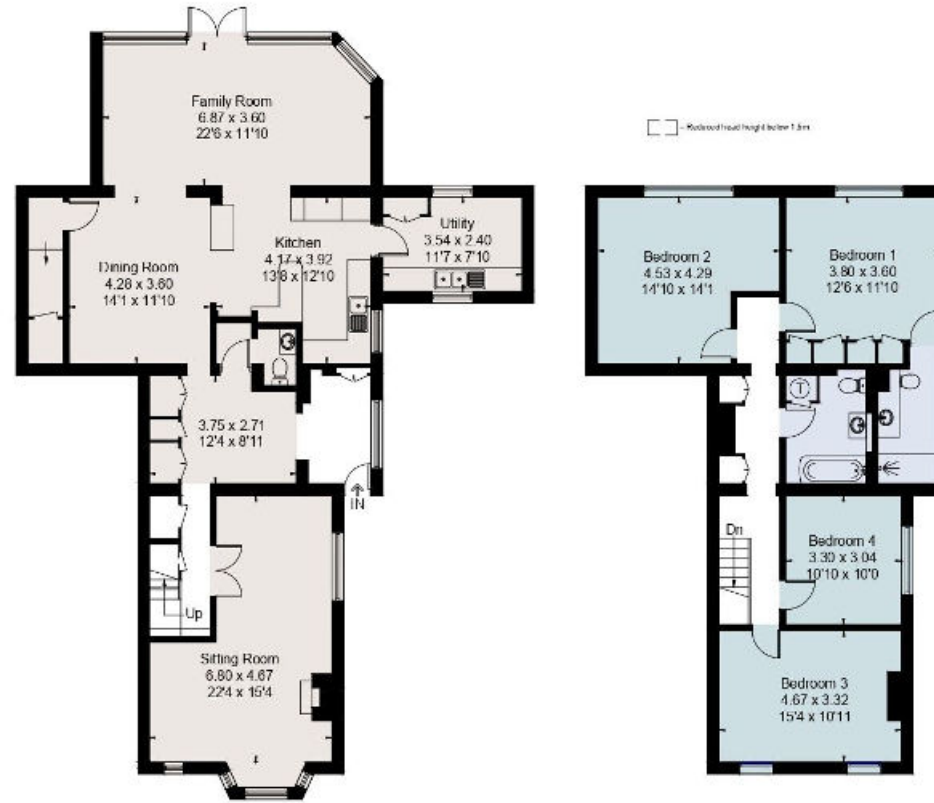


The area is renowned for its excellent schooling, including Dr Challoner's Grammar School for boys in Amersham & High School for girls in Little Chalfont and Beaconsfield High School for girls.



Amersham 2 miles
Beaconsfield 3.5 miles
London Marylebone 23 minutes
M40 (J2) 4 miles
M25 (J17) 8 miles
London Heathrow 16 miles
Central London 29 miles
(All distances and times are approximate)

Approximate Area = 213.5 sq m / 2298 sq ft
 Including Limited Use Area (2.5 sq m / 27 sq ft)
 For identification only. Not to scale.
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Ground Floor

First Floor

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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