



Bottrells Lane, Amersham, Buckinghamshire



Summary of accommodation

Entrance hall | Drawing room | Living room | Sitting room | Kitchen/dining room | Pantry | Utility

Principal bedroom with en suite bathroom | Guest bedroom with en suite shower room | Two further bedrooms with shared bathroom | Study/bedroom five

Annexe- Sitting room | Kitchen | Bedroom | Bathroom

Large double garage with storage overhead | Landscaped gardens with level lawns | Patio | Paddock

In all, the total acreage for Meadow House is circa 2.25 acres.



6



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4



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EPC

E

Guide price: £1,650,000

Tenure: Freehold

Local authority: Buckinghamshire Council

Council tax band: G







Meadow House

Meadow House is a very attractive family home, delightfully tucked away at the end of a long private driveway. The accommodation is as shown on the enclosed floor plans but of particular note are the wonderful ceiling heights throughout, creating a sense of space and grandeur.

On the ground floor, the front of the house offers two lovely triple aspect reception rooms each with an open fireplace. From the sitting room there is access to the utility and also double doors leading to the fitted kitchen/dining room with pantry. Beyond this is the vaulted drawing room; again, triple aspect with delightful views over the gardens.

The first floor landing gives access to the main bedroom suite with wonderful rural views, the dual aspect guest suite, three further bedrooms and family bathroom.

The Annexe

Situated in the gardens to the South East of the house is the annexe- a detached, brick built building offering very versatile space suitable for either living or work. On the ground floor there is a kitchen and good sized sitting room followed by a bedroom, bathroom and further reception area upstairs.

Location

Meadow House is situated on the edge of Coleshill, on Bottrells Lane- a quiet village lane surrounded by beautiful Chilterns countryside; including Hodgemoor Wood which extends to approximately 250 acres and allows for beautiful walks and rides. The area is designated as an Area of Outstanding Natural Beauty and is within the Greenbelt. The nearby towns of Amersham and Beaconsfield both offer a range of shopping, large national chains, independent boutique shops and high speed train links to London.







Garden & Grounds

Approached from the lane along a driveway of approximately 500m, Meadow House is beautifully tucked away in a quiet, rural location. Once through the gate, the drive leads to the front of the house and beyond to the large detached garage with storage over. The gardens are a delight, wrapping around the house, and to the south west, an attractive and sheltered sitting area with water feature.

Beyond the house are areas of level lawn interspersed by mature trees and floral beds, leading to the annexe and knot garden divided by well managed box hedging. Adjacent to the gardens to the south west is an area of paddock.





This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.

Ground Floor = 108.9 sq m / 1,172 sq ft
 First Floor = 94.1 sq m / 1,013 sq ft
 Annexe = 53.0 sq m / 570 sq ft
 Garage = 63.5 sq m / 683 sq ft
 Total = 319.5 sq m / 3,438 sq ft
 Including Limited Use Area (1.8 sq m / 19 sq ft)



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