



Arden, Hyde Heath, Amersham, Buckinghamshire

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A wonderfully presented family home in a delightful, semi-rural setting, yet within just 2.5 miles from Amersham.

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### Summary of accommodation

#### Main House

Entrance porch | Reception hall | Sitting room | Study  
Snug | Conservatory | Kitchen/breakfast/family room  
Utility room | Cloakroom

Principal bedroom with dressing room and en suite

Guest bedroom with dressing room and en suite

Three further bedrooms (one with a night cloakroom)

Family bathroom

#### Garden and Grounds

Driveway | Parking for several cars | Triple garage  
Garden | Terrace

**In all about 0.34 acres**



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## Situation

Set on the edge of the pretty Chiltern's village of Hyde Heath, with a well-regarded village school, village shop, cricket club and public house. Amersham is just 2.5 miles away offering an eclectic range of shops and boutiques, a 13th century church, many pubs, restaurants and coffee shops. For the commuter there is a railway station benefitting from both the Chiltern and Metropolitan lines.

The area is renowned for its standard of education with a wide selection of schools both state and independent catering for girls and boys of all ages.

## Distances

Amersham 2.5 miles (Metropolitan and Chiltern Line Station)

Chesham 3.2 miles (Metropolitan line)

Great Missenden 3.0 miles (Chiltern Line)

London Heathrow 22 miles

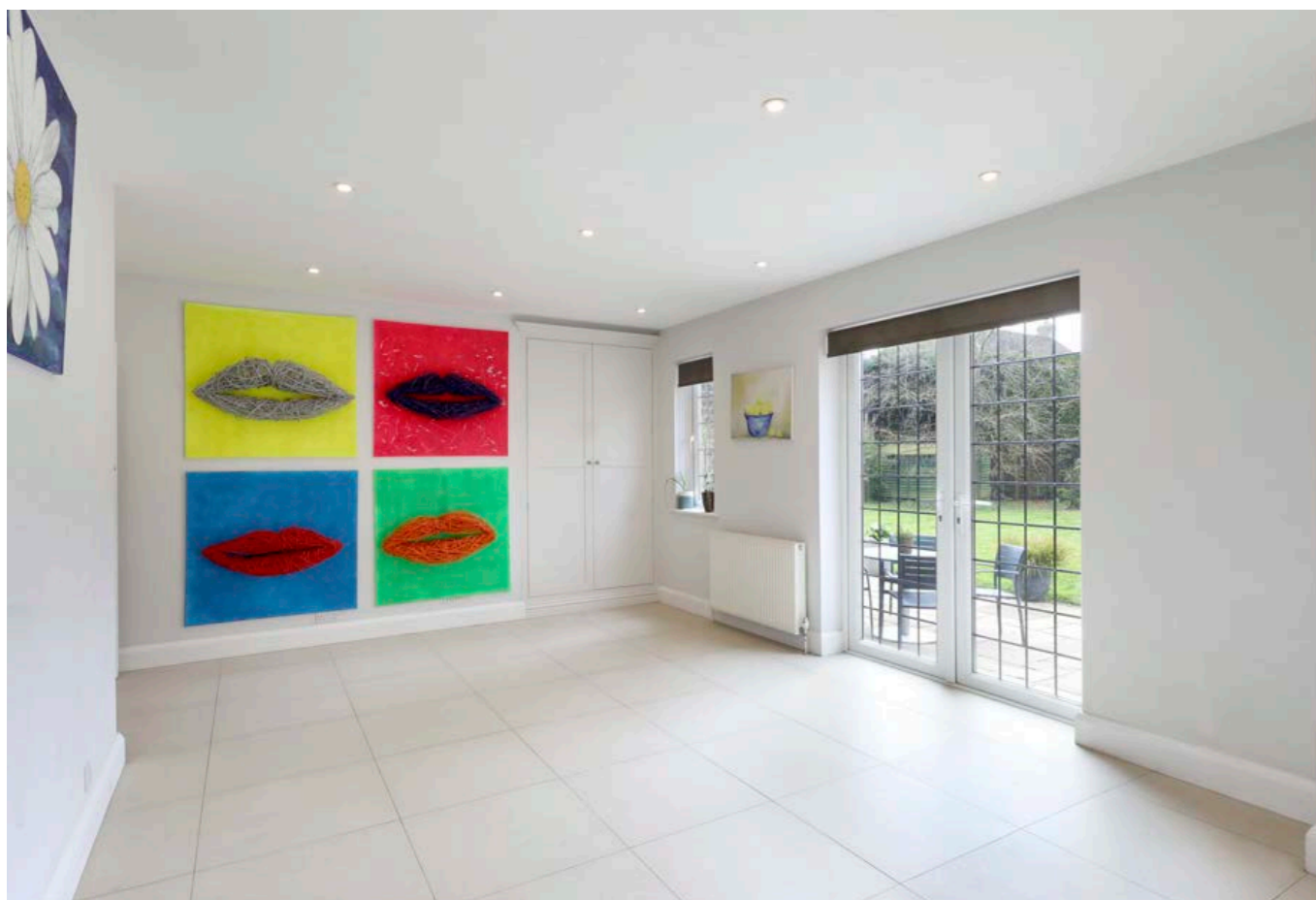
(All distances and times are approximate)

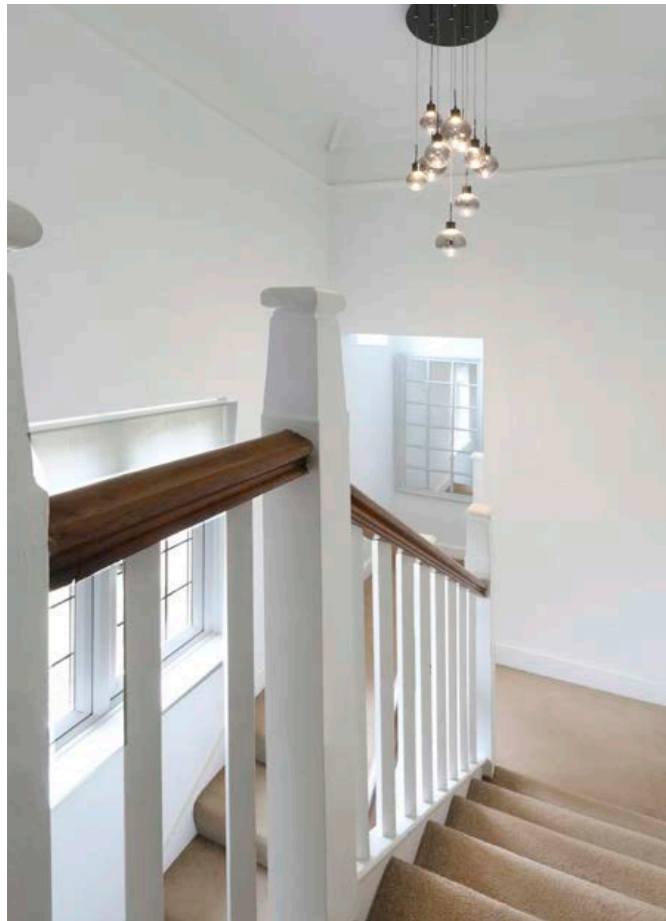


## Arden

Arden is a beautifully presented family home which has been updated and enlarged by the present owners. The layout is as seen in the enclosed floor plan. Throughout, the rooms are generously proportioned and offer a great deal of character. The newest addition, the kitchen/breakfast/living room, across the back of the house and with a southerly aspect, is an absolute feature of the house and creates a modern, contemporary feel complementing the character of the rest of the house.

On the first floor, the principal bedroom and guest bedroom both benefit from dressing rooms and en suite bathrooms, with the three remaining bedrooms sharing the family bathroom.





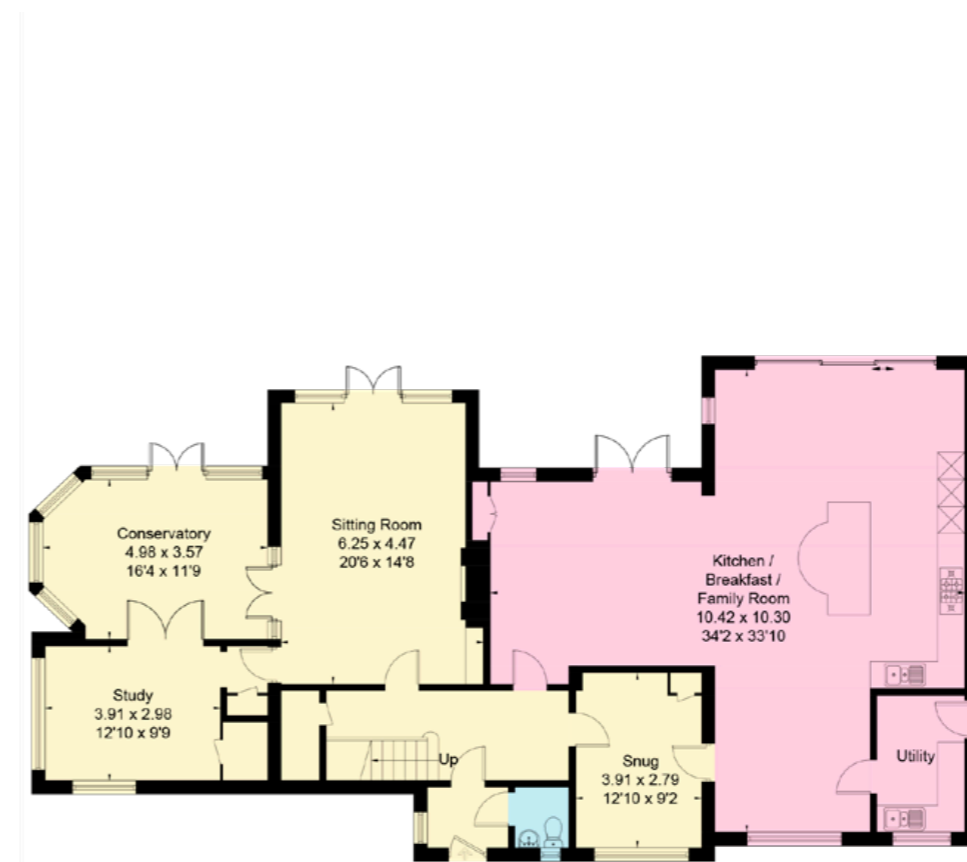
**Approximate Gross Internal Floor Area**

Ground Floor: 173.1 sq m / 1,863 sq ft

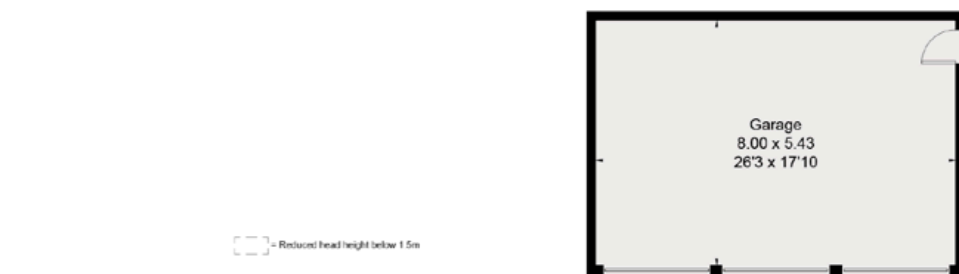
First Floor: 146.7 sq m / 1,579 sq ft

Garage: 43.6 sq m / 469 sq ft

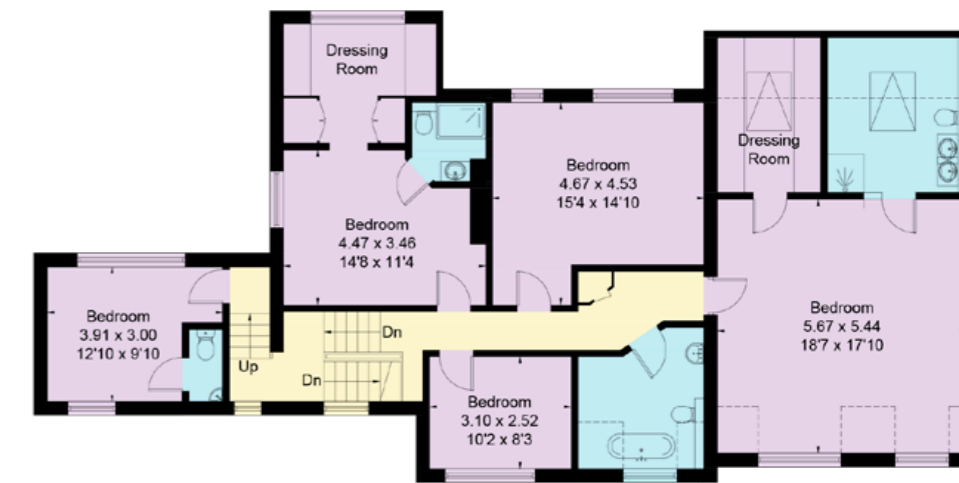
Total: 363.4 sq m / 3,911 sq ft



Ground Floor



(Not Shown In Actual Location / Orientation)



First Floor

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.



## Garden and Grounds

Approached from the lane across a good-sized driveway, providing parking for several cars; leading to the front of the house and the triple detached garage. To the rear, the gardens are south facing and laid mainly to lawn, with an attractive terrace adjacent to the house. The gardens are secure and private and in total, extend to around 0.34 acres.

## Property information

**Guide Price:** £2,000,000

**Tenure:** Freehold

**Services:** Mains water, electricity, oil fired central heating and private drainage

**Local Authority:** Buckinghamshire Council

**Council Tax Band:** G

**Energy Performance Certificate Rating:** D (rating 68)

**Postcode:** HP6 5RN

## Viewings

All viewings strictly by appointment only through the vendors' sole selling agents, Knight Frank LLP.



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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