

# HILLSIDE

HIGH WYCOMBE - BUCKINGHAMSHIRE







**HILLSIDE  
22 AMERSHAM HILL  
HIGH WYCOMBE  
BUCKINGHAMSHIRE**

Town Centre & Station c3 minutes | Beaconsfield c6 miles  
Amersham c8 miles | M40 Jct4 c2 miles | Marlow c5 miles

**A truly elegant and beautifully  
refurbished Victorian villa in an  
exceptionally convenient location**

Reception Hall | Cellar | Drawing Room  
Dining Room | Kitchen/Breakfast Room  
Utility Room | Cloakroom | Office | Store

Main Bedroom Suite  
Three Further Ensuite Bedrooms  
Two Second Floor Bedrooms  
Living Area | Family Bathroom

Total of Six Bedrooms - 4000 sq ft

Parking | Generous Garden



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## LOCATION

The property is ideally situated just a few minutes walk of the town centre, as well as accessible to Beaconsfield and Amersham, with their excellent shopping and sporting facilities, together with the main line trains and underground service to London (25 mins by train from High Wycombe). Heathrow is approximately half an hours drive away.

The property is in the catchment for and close to a comprehensive range of sought after state schools including The Royal Grammar School and John Hampden Grammar School, for boys, Sir William Ramsay School, Beaconsfield High and Wycombe High School for girls. Nearby private schools include Godstowe, Davenies, Wycombe Abbey and High March.

## THE PROPERTY

This immaculate six bedroom Victorian townhouse is situated in a quiet oasis in the heart of High Wycombe, just a stone's throw from the bustling town centre and the railway station, making it an ideal choice for families and professionals alike. Skilfully redesigned and updated, the property retains all the wonderful period features expected of a home of this era, including high ceilings, chandelier lighting, and a beautiful stained glass front door, creating a perfect blend of old and new throughout the house.

Upon entering, you are greeted by an impressive reception hallway that leads to the cellar, a bespoke and recently refitted kitchen/breakfast room (complete with a large central island and integrated appliances), a handy pantry, and both of the elegant reception rooms, each with striking feature fireplaces.

The kitchen further benefits from two sets of doors opening to the garden, while a separate utility room, downstairs cloakroom, and a study provide additional practicality and comfort for modern living.

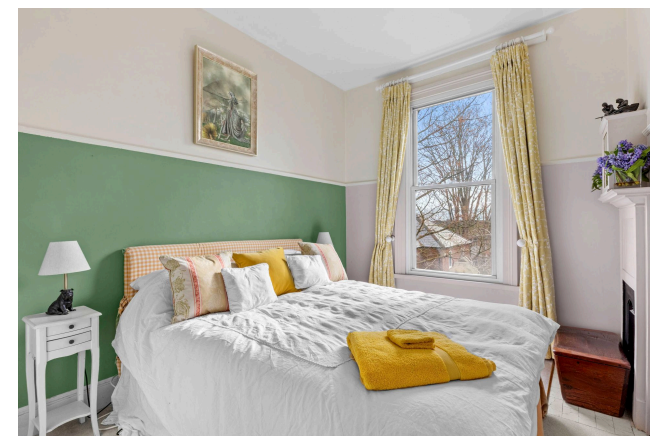
The luxury principal bedroom suite enjoys fitted and walk-in wardrobes, as well as a stunning ensuite bathroom, offering a true retreat at the end of the day. Two further double bedrooms, both with ensembles, and a guest bedroom served by a separate shower room complete the first floor accommodation, ensuring ample space and privacy for family members and visitors. To the third floor, an open plan seating and living area creates a versatile space for relaxation or entertaining, while two additional double bedrooms and a shower room cater to larger families or those seeking flexible living arrangements.

This exceptional townhouse is a rare find in such a central location, offering a unique opportunity to enjoy the charm of Victorian architecture alongside the convenience and luxury of modern fittings and fixtures. Early viewing is highly recommended to appreciate the quality, space, and character on offer in this outstanding family home.

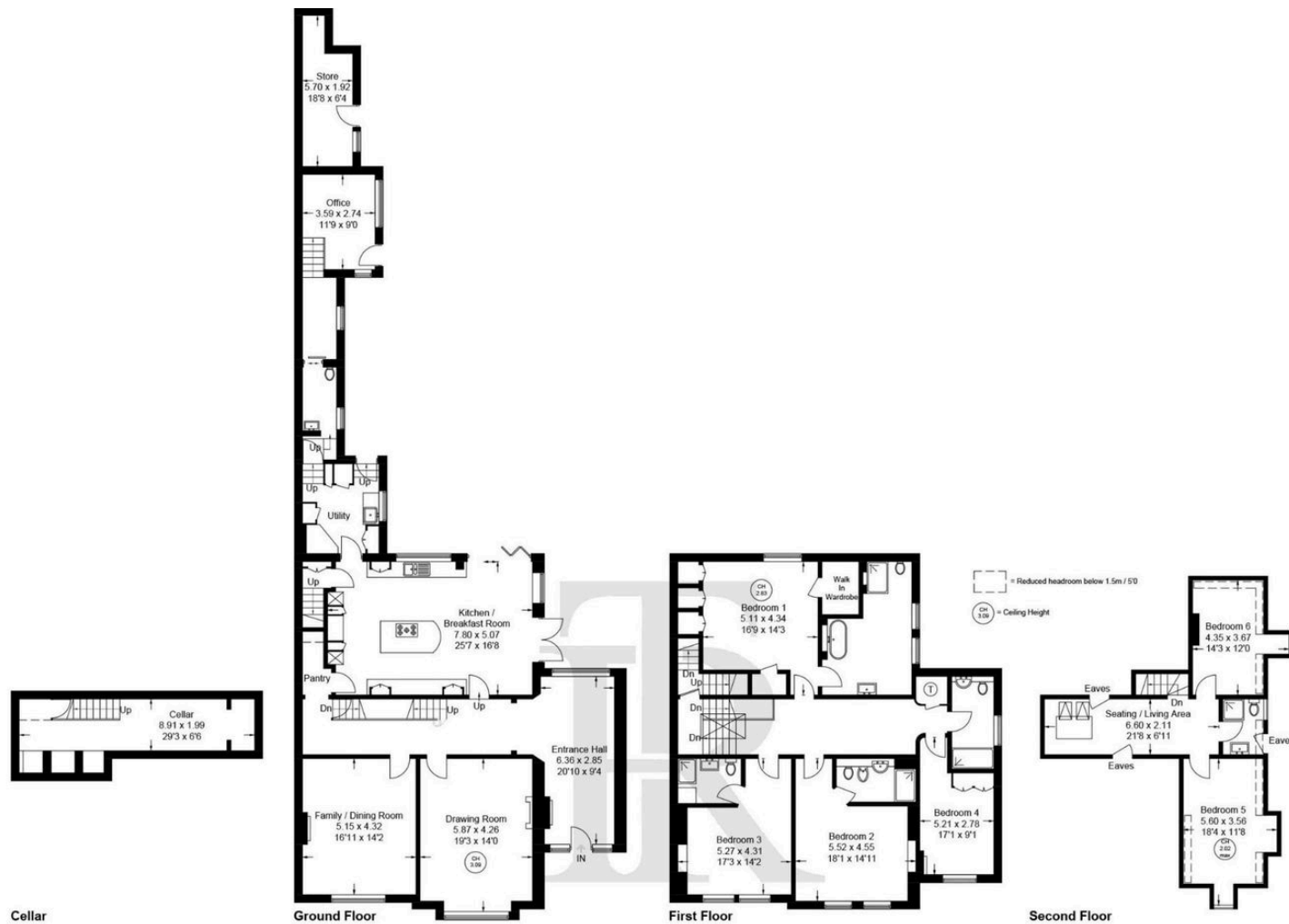
**EPC RATING E**

**COUNCIL TAX BAND G**

**POSTCODE HP13 6NZ**







## Hillside, 22 Amersham Hill, HP13 6NZ

Approximate Gross Internal Area

Ground Floor = 162.5 sq m / 1749 sq ft

First Floor = 135.7 sq m / 1461 sq ft

Second Floor = 48.6 sq m / 523 sq ft

Cellar = 20.1 sq m / 216 sq ft

Store = 9.4 sq m / 101 sq ft

Total = 376.3 sq m / 4050 sq ft

### Disclaimer

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