

# AMERSHAM HILL LODGE

HIGH WYCOMBE - BUCKINGHAMSHIRE







**AMERSHAM HILL LODGE  
9 AMERSHAM ROAD  
HIGH WYCOMBE  
BUCKINGHAMSHIRE**

Town Centre c0.75 mile | M40 c2.4 miles  
Beaconsfield c6 miles | Amersham c7.5 miles

**A fine Edwardian family home,  
beautifully proportioned and set  
in generous level grounds**

Porch | Reception Hall | Sitting Room  
Family Room | Garden Room | Cloakroom  
Dining Room | Kitchen/Breakfast Room  
Scullery | Utility Room

Main Bedroom with Ensuite | Four further  
Bedrooms | Family Bathroom

Large Double Garage | Gardens

In All About 0.68 Acre



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## LOCATION

Standing in a commanding position in this much-admired, tree lined road, the property is set in a generous level plot, within easy reach of the town centre and railway station. The station offers a fast and frequent service to Marylebone on the Chiltern Line; easy access to the M40 is found at Handy Cross. High Wycombe centre offers a comprehensive range of shopping facilities, including the Eden Centre along with major supermarkets and leisure facilities.

Education in Buckinghamshire is a huge draw with a good choice of schooling, including the Grammar School system. The Royal Grammar School for boys (within walking distance) and Wycombe High for girls, alongside Godstowe preparatory school (also in walking distance).

## THE PROPERTY

This substantial Edwardian house displays the classic handsome elevations of the era, along with elegant and beautifully proportioned accommodation with wonderful ceiling heights. The property has been significantly improved during the current owners' tenure and is particularly well presented throughout.

The entrance porch gives access to the impressive reception hall with turning staircase and galleried landing. The dual aspect family room to the front has a bay window and original fireplace. The majestic sitting room is a great size with a deep box bay and impressive fireplace with wood burner. The garden room, currently used as a Study, enjoys a lovely outlook and doors out to the terrace.

The kitchen/breakfast room is a great space, well-appointed and comprehensively fitted, incorporating a large central island along with integrated appliances; for entertaining this connects perfectly with the dining room, which also has a deep bay window. Beyond the kitchen is the fitted scullery or secondary kitchen area, with a door to the rear hall and onto the utility room.

On the first floor is the generous double aspect main bedroom, which has a large ensuite shower room. There are three further bedrooms and a well-appointed family bathroom. A staircase leads off the rear landing up to Bedroom five, which also gives access to the large loft space.

#### **OUTSIDE**

To the front is a gravel 'in and out' carriageway, with plenty of parking and turning space; leading on to the large garage block could have potential for additional ancillary accommodation.

To the rear is a courtyard area and an outside wc, off the main terrace. The garden is simply wonderful for the growing family, laid predominantly to lawn with mature shrubs, bushes and trees.

**EPC RATING D**

**COUNCIL TAX BAND G**

**POSTCODE HP13 6PN**







Ground Floor

First Floor

Second Floor

## 9 Amersham Road, HP13 6PN

Approximate Gross Internal Area

Ground Floor = 157.6 sq m / 1696 sq ft

First Floor = 109.0 sq m / 1173 sq ft

Second Floor = 27.0 sq m / 291 sq ft

Double Garage / Store = 40.6 sq m / 437 sq ft

Total = 334.2 sq m / 3597 sq ft

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