



## Sunnymede Cottage, Beamond End - HP7 0QT

Guide Price £1,100,000

**TIM RUSS**  
& Company





- A picturesque brick & flint detached house of character in a tucked away position towards the end of a private drive, sympathetically extended and set on a generous plot of 0.246 of an acre
- Easy access of local amenities, excellent schools and transport links
- Manicured, level lawned gardens with flower & shrub beds and pathways linking to seating areas surrounded by mature hedging and fencing
- Extensive brick paved driveway parking and potential for a detached barn style garage/home office subject to the usual consents

Beamond End is a beautiful Chiltern hamlet close to Holmer Green village and its amenities. Situated within easy access to highly regarded schools, both primary and an unusually wide selection of secondary schools, both state and independent. Surrounded by open land that forms part of the Metropolitan greenbelt, Beamond End is an idyllic location that encourages walking and cycling. It is a short drive to both Amersham and High Wycombe, while the nearest mainline station is at Great Missenden, approximately three miles away. Trains on the Chiltern line will reach Marylebone in just over 40 minutes, or from Amersham you can catch a Metropolitan line train direct to the city. Heathrow is about 25 minutes away, Gatwick, Luton and Stansted are all approximately an hour's drive.

**Council Tax band: F**

**Tenure: Freehold**

**EPC Energy Efficiency Rating: D**





Nestled towards the end of a private drive, this charming three bedroom detached cottage exudes character and tranquillity. The picturesque brick and flint exterior, sympathetically extended, sits on a generous plot of 0.246 of an acre, offering a serene retreat close to local amenities, top-rated schools, and excellent transport links.

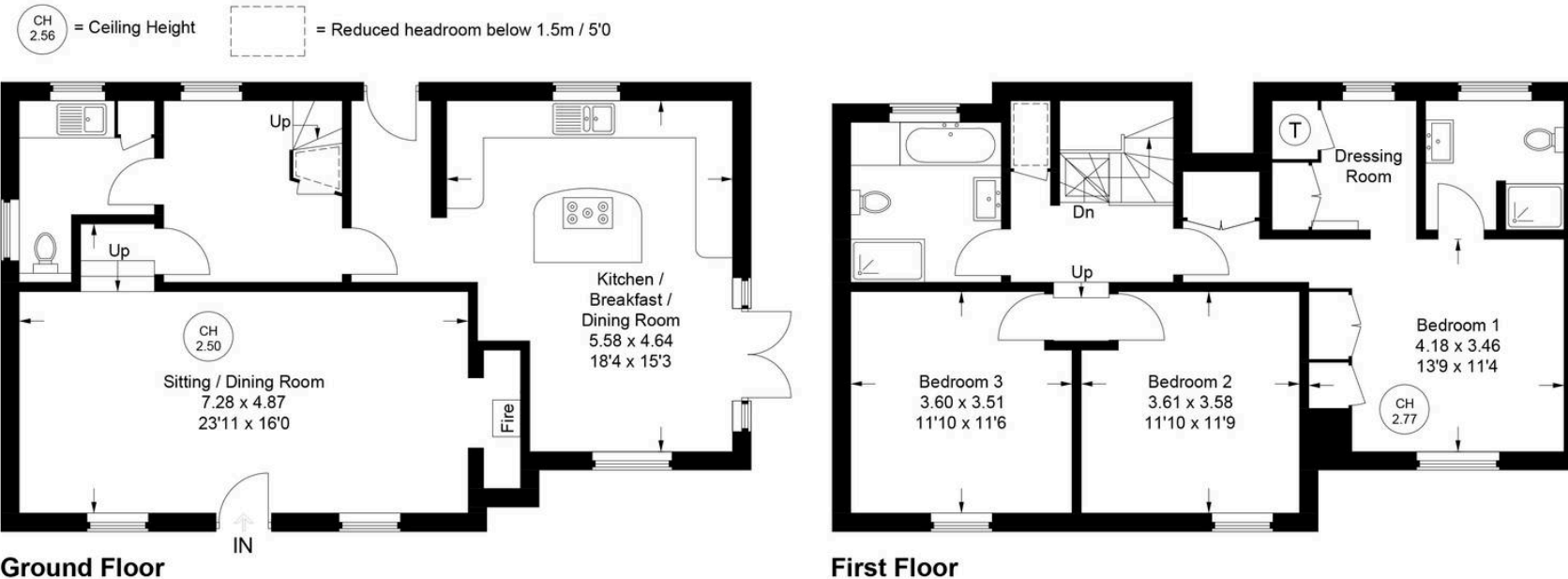
Stepping through the stable door entrance, you are welcomed into the impressive main sitting/dining room, featuring a stunning oak beam ceiling and a centrepiece inglenook wood-burning stove. The well-equipped and contemporary fitted kitchen/breakfast/dining room boasts another captivating oak beam ceiling, a large island, integrated appliances, and double doors leading to the attractive gardens.

A rear hallway, adorned with a turning oak staircase, leads to the first floor and provides access to the downstairs cloakroom/utility area. The principal bedroom is a haven of comfort, complete with fitted wardrobes, an ensuite dressing room, and a modern shower room. Two additional double bedrooms are served by a modern family bathroom with a separate walk-in shower.

The property's manicured, level lawned gardens are a standout feature, adorned with flower and shrub beds, meandering pathways connecting to secluded seating areas, and surrounded by mature hedging and fencing. The external allure is further enhanced by an extensive brick-paved driveway, offering ample parking space, with the potential for a detached barn-style garage / home office, subject to the necessary consents.







## Sunnymede Cottage, Beamond End, HP7 0QT

Approximate Gross Internal Area

Ground Floor = 74.4 sq m / 801 sq ft

First Floor = 70.7 sq m / 761 sq ft

Total = 145.1 sq m / 1562 sq ft

Floor Plan produced for Tim Russ & Company by Media Arcade ©.

Illustration for identification purposes only. Window and door openings are approximate. Whilst every attempt is made to assure accuracy in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



## Tim Russ and Company

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