



19 Amersham Hill Drive, High Wycombe - HP13 6QX

Guide Price £1,000,000

 **TIM RUSS**  
& Company



- Character detached family home, set in a highly regarded cul de sac road, walking distance to town centre, 15 minute walk to railway station and The Royal Grammar School

Ideally situated within a 15 minute walk to the station and half a mile to The Royal Grammar School. The nearby towns of High Wycombe, Beaconsfield and Amersham offer excellent shopping and sporting facilities and main line trains and underground service to London (25 mins by train from High Wycombe). Heathrow is approximately half hours' drive away. The property is in the catchment for and close to a comprehensive range of sought-after state schools including 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.

**Council Tax band: F**

**Tenure: Freehold**

**EPC Energy Efficiency Rating: D**



This exceptional detached four-bedroom, two-bathroom home blends timeless period charm with contemporary comfort, making it an ideal choice for families and discerning buyers alike. Set in a highly regarded cul de sac road, half a mile to The Royal Grammar School, High Wycombe town centre and 15 minute walk to the railway station. The property offers a generous and flexible layout with four spacious reception rooms, including an elegant living area featuring a classic fireplace, and large windows that flood the space with natural light. The open plan kitchen and dining area is a true heart of the home, boasting modern white cabinetry, rich wooden countertops, a charming kitchen island with seating, and integrated appliances. Large windows and French doors provide seamless access to the beautifully landscaped garden. Each bedroom is designed with built-in wardrobes, ample storage, and an inviting atmosphere. The dual aspect master suite benefits from air conditioning and a stunning bay window with garden views and a private en-suite bathroom and further guest bedroom also benefits from air conditioning.

The property is set within mature, landscaped gardens with multiple patio areas and a generous lawn are ideal for al fresco dining, entertaining, or simply relaxing amidst lush greenery and mature trees. Additional highlights include a detached garage and ample off-road parking via a gated entrance and spacious driveway. A modern garden office or studio provides the perfect space for remote work or creative pursuits, with heating, power and wc. Further benefits include a welcoming hallway with elegant hardwood flooring, built-in storage throughout, heated towel rails in the bathrooms, and efficient radiator heating for year-round comfort.





## 19 Amersham Hill Drive, HP13 6QX

Approximate Gross Internal Area  
 Ground Floor = 115.9 sq m / 1247 sq ft (Including Garage)  
 First Floor = 78.0 sq m / 839 sq ft  
 Home Office = 16.2 sq m / 174 sq ft  
 Total = 210.1 sq m / 2260 sq ft

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

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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