



Hillview, Fagnall Lane, Amersham



*Ashington Page*



Nestled in the picturesque village of Winchmore Hill, Hillview is a charming five bed detached property, accentuated by stunning views of the surrounding countryside visible from several vantage points. The contemporary design seamlessly blends with classic elements to create a warm and inviting atmosphere throughout.

The property is set back from the road and approached via a gravel driveway, offering ample off-street parking. Upon entering, you step into a spacious entrance hall with engineered wood flooring that seamlessly flows into the main living areas.

The sizeable kitchen and dining area is the heart of the home, centering around a large island. The kitchen boasts a wide range of base and wall units topped with luxurious granite worktops. Integrated appliances include a dishwasher, wine fridge, Rangemaster cooker, integrated microwave, and space for an American fridge freezer. A Butler sink adds a touch of traditional style. Underfloor heating ensures comfort and warmth.

A useful study with engineered wood flooring provides a perfect work from home space. The impressive, light-filled living room features bifold doors that open to the south-west facing garden. There is a built-in wood burner with an attractive stone surround mantle.

The utility room is equipped with plumbing for a washing machine and dryer, along with additional built-in storage and a convenient door to the side of the house. There is also a practical downstairs WC.





Stairs rise to a spacious landing giving access to the home's five bedrooms. The principal bedroom is a serene retreat with a practical dressing area and a Juliet balcony overlooking the garden. The ensuite bathroom features a freestanding bath, floating vanity unit with storage, a separate shower cubicle, WC with attached douche, and a heated towel rail.

The second bedroom is a large double that includes integrated storage and access to the family bathroom, making it versatile for use as an en suite. The family bathroom is elegantly appointed with a separate shower cubicle, floating vanity unit, WC with douche. Both the third and fourth bedrooms are generous doubles, offering ample space and comfort, while the fifth bedroom can be utilized as a large single bedroom or an additional study.

The garden is a true highlight of Hillview, meticulously landscaped with a lush lawn, mature bedding, tree hedge borders, and vibrant flowerbeds. A gardening shed provides practical storage, while the rear decking area and summer house, complete with electricity, offer delightful spaces for relaxation and entertainment.

The countryside views and stunning sunsets provide a daily spectacle that you can enjoy from the comfort of their own home.

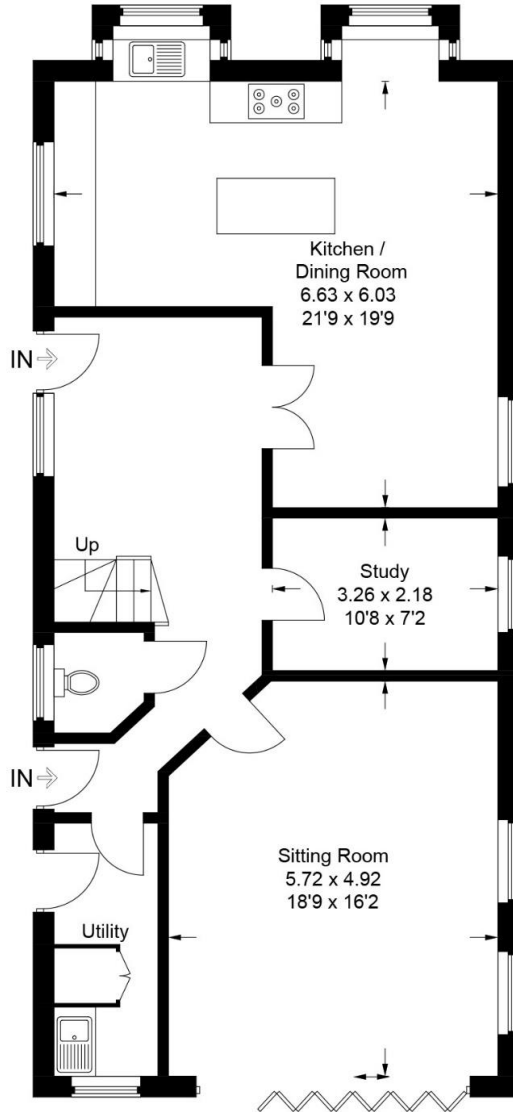
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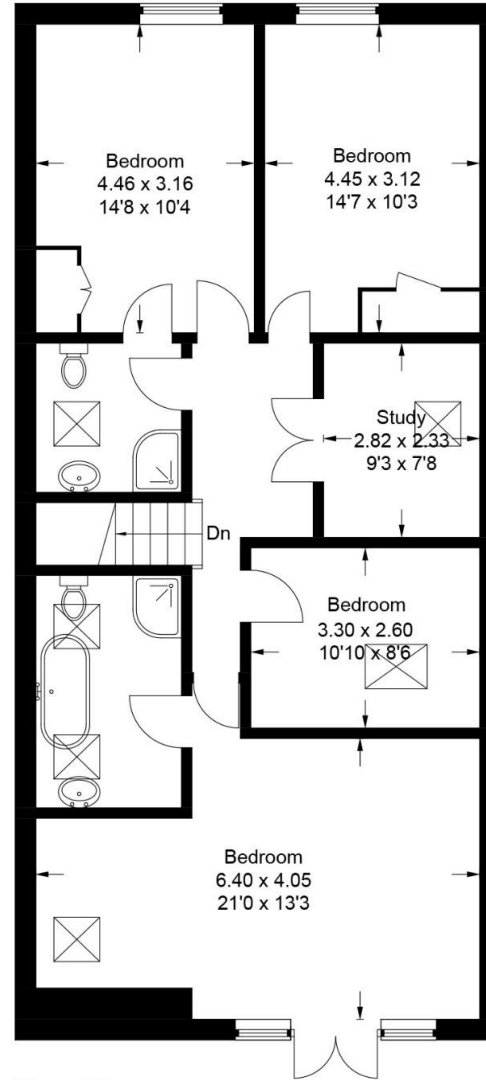




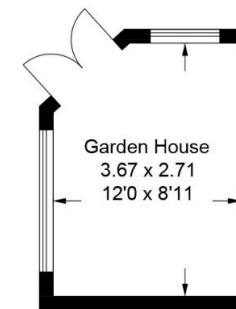
Approximate Gross Internal Area  
Ground Floor = 95.1 sq m / 1,024 sq ft  
First Floor = 92.0 sq m / 990 sq ft  
Garden House = 9.3 sq m / 100 sq ft  
Total = 196.4 sq m / 2,114 sq ft



**Ground Floor**



**First Floor**



(Not Shown In Actual Location / Orientation)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions,





For an appointment to view this property, please contact Ashington Page on **01494 680 018**  
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