



**Old Farmhouse, Weedon Hill, Hyde Heath,  
Buckinghamshire, HP6 5RH**

**ROBSONS**  
RESIDENTIAL SALES

# Old Farmhouse, Weedon Hill, Hyde Heath, Buckinghamshire, HP6 5RH

**A beautiful, detached period property situated in this idyllic semi-rural location being only approximately 2 ½ miles from the amenities of Amersham and yet surrounded by the Chiltern countryside. The Old Farmhouse has been lovingly restored by the current owners to create a stunning family home of immense character and charm with a multi-purpose detached self-contained annex. The property enjoys an enviably private position at the end of a private lane but is not isolated, having a collection of quality properties nearby in the lane. The grounds of the Old Farmhouse extend to approximately 2.35 acres and are an enormous feature with mature shrubs and planting and a delightful tree-studded backdrop. There is generous parking along with stabling and a paddock. Freehold - EPR: F - Council Tax Band: H**

Hyde Heath is a delightful village in the Chilterns with a village store, pub and school as well as the Common. More extensive amenities are available at Amersham and include a rail service to London (Baker Street and Marylebone), a wide range of shops and both private and local authority schools, including the renowned Dr Challoners Grammar School, as well as many recreational pursuits. Amersham station is 2.5 miles from the property.



Viewing by appointment only

via

Robsons Estate Agents

19 Hill Avenue

Amersham

Buckinghamshire

HP6 5BD

Tel: 01494 724999

email: [property@robsonsbucks.com](mailto:property@robsonsbucks.com)



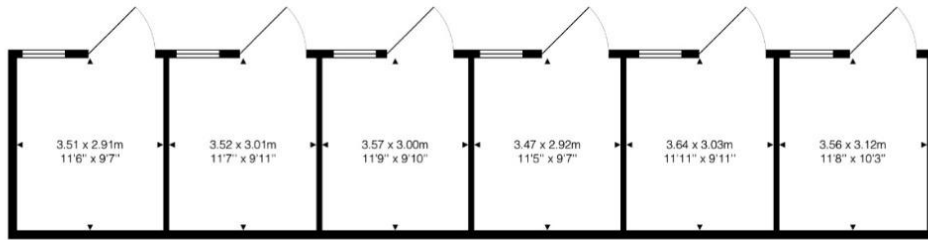
Directions: From our offices, proceed up Hill Avenue and over the subsequent two mini-roundabouts. Turn left into Copperkins Lane at the third mini roundabout, proceed to the end of the road and turn left again onto Weedon Hill. Follow Weedon Hill and, just after the fourth property on the left (A cottage named Hollywood), turn left into a single-track lane. Follow the lane to the end where Old Farmhouse is the last property on the right.

\* The particulars of Sale have been prepared as a general guide only. We have not carried out a detailed survey of the structure or tested the services, equipment and appliances and interested parties should commission their own reports. Room sizes are approximate and should not be relied upon when ordering carpets, curtains or other furnishings. Garden and site measurements are approximate and boundaries have been measured as fenced or taken from the Ordinance Survey via Promap or both. Purchasers should seek confirmation of the legal boundaries from their solicitor prior to proceeding with a purchase.

\* Robsons for themselves and for the vendors or lessors of this property give notice that; (i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Robsons has any authority to make or give any representation or warranty whatever in relation to this property

# The Old Farmhouse, Weedon Hill, Hyde Heath, Buckinghamshire, HP6 5RH

Approx. Gross Area  
458 sq m – 4927 sq ft



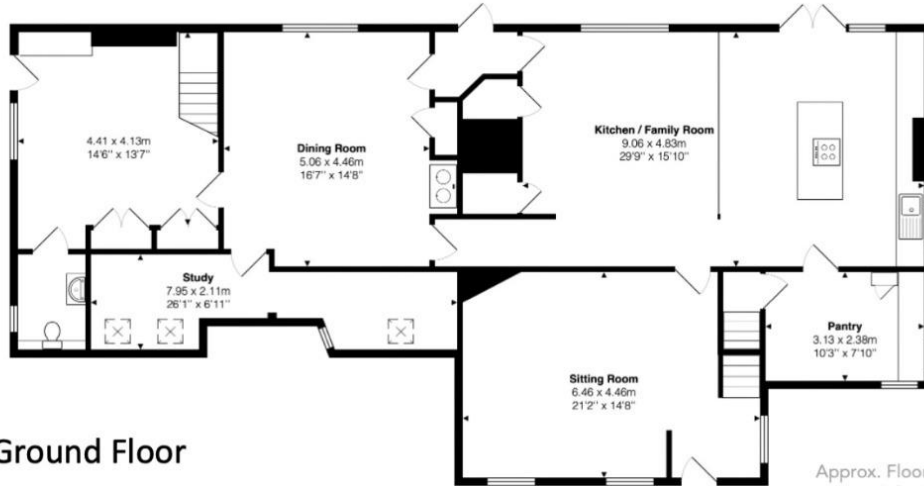
Approx. Floor Area  
728 Sq.Ft.  
(68 Sq.M)



Approx. Floor Area  
934 Sq.Ft.  
(87 Sq.M)

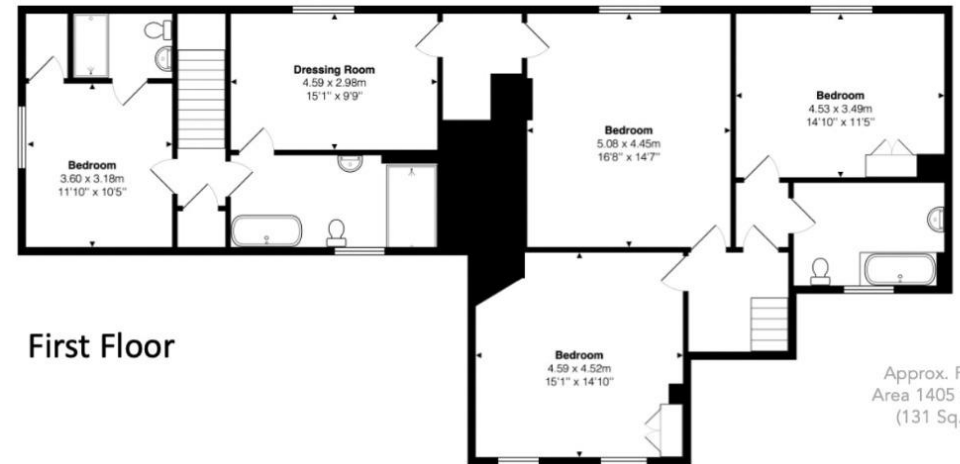


Approx. Floor Area  
207 Sq.Ft.  
(19 Sq.M)



Ground Floor

Approx. Floor Area  
1653 Sq.Ft.  
(154 Sq.M)



First Floor

Approx. Floor Area  
1405 Sq.Ft.  
(131 Sq.M)

This floor plan is provided by Expert Survey Solutions Ltd and is for indicative guidance only. Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. Details shown on this floorplan including all measurements, areas and proportions cannot be guaranteed by either the provider or Robsons and should not be relied upon. If there is any area where accuracy is required, please contact the selling agent for clarification.

