

**Antalya, The Hill, Winchmore Hill,
Amersham, Buckinghamshire, HP7 0NY**



ROBSONS
RESIDENTIAL SALES

Antalya, The Hill, Winchmore Hill, Amersham, Buckinghamshire, HP7 0NY

A deceptively spacious four-bedroom house offering exceptionally good family accommodation and set in the heart of this ever-popular Chiltern Village providing a superb blend of semi-rural living and yet within easy striking distance of larger towns. The property enjoys spacious accommodation with well-proportioned rooms throughout and a mature, westerly backing garden measuring approximately 70ft. Freehold - EPC rating D. Council Tax Band: F

Winchmore Hill is a delightful village situated conveniently for access to both Beaconsfield and Amersham and contains two Country Pubs and Village Green. Recreational facilities include local football and cricket clubs and wonderful walks in the Chiltern Countryside. Amersham and Beaconsfield offer a wide range of shops and both boast an Old Town with their renowned period properties, restaurants, hostels and boutiques. Educational facilities are particularly good with excellent state and private schooling in the local area. Amersham on the Hill Station (3.5 miles away) and Beaconsfield Station (3 miles away) provide good rail services to London (Baker Street and Marylebone via the main line and Met Line) and access to the motorway network via the M40 at Beaconsfield.



Viewing by appointment only
via
Robsons Estate Agents
19 Hill Avenue
Amersham
Buckinghamshire
HP6 5BD
Tel: 01494 724999
email: property@robsonsbucks.com



Directions: From Old Amersham at the Tesco roundabout, proceed up Gore Hill and turn right at the next roundabout onto the Amersham by-pass. At the next roundabout, turn left onto the A404 (signposted High Wycombe). Follow this road for just under one mile turn left into Whielden Lane (signposted Winchmore Hill). Continue along this road and turn left into The Hill and Antalya is located on the left-hand side.

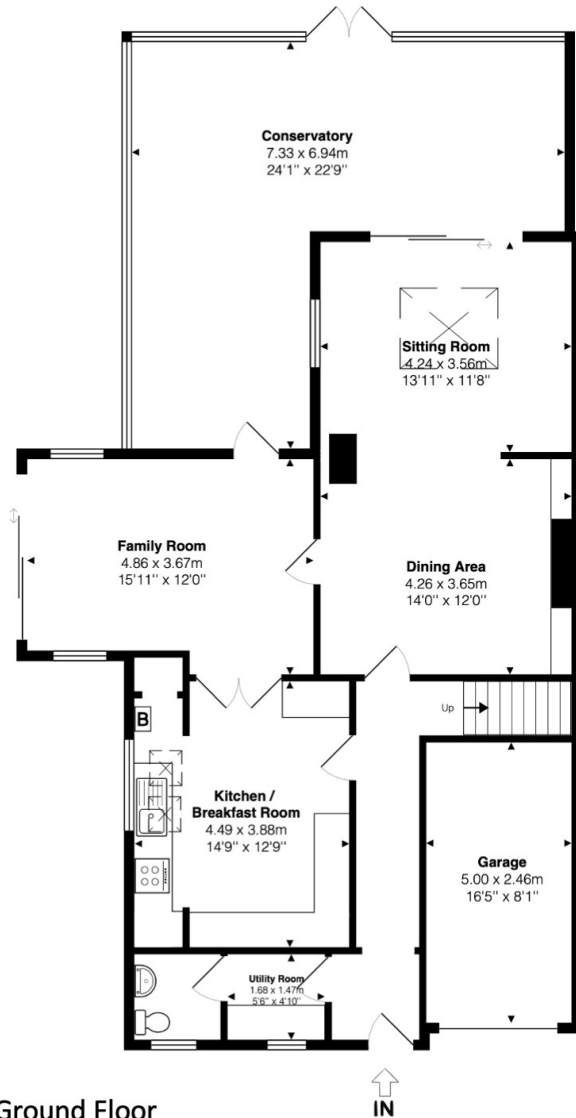
* The particulars of Sale have been prepared as a general guide only. We have not carried out a detailed survey of the structure or tested the services, equipment and appliances and interested parties should commission their own reports. Room sizes are approximate and should not be relied upon when ordering 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

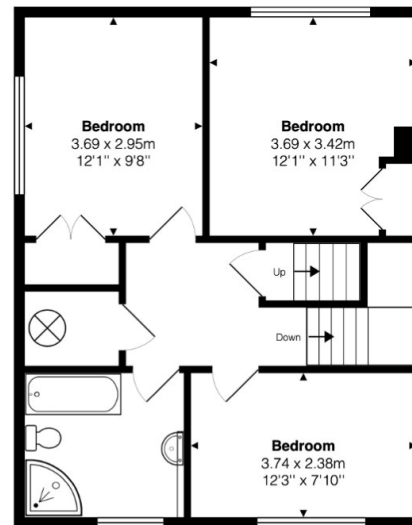
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Approx. Gross Area
208 sq m – 2241 sq ft Excl Eaves



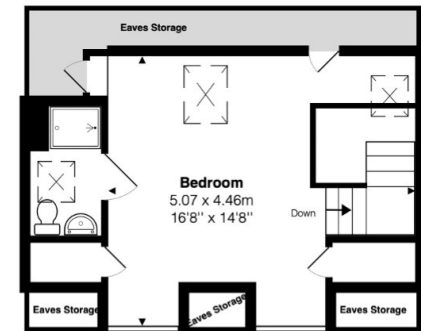
Ground Floor

Approx. Floor
Area 1401 Sq.Ft.
(130 Sq.M)



First Floor

Approx. Floor
Area 575 Sq.Ft.
(54 Sq.M)



Second Floor

Approx. Floor
Area 265 Sq.Ft.
(25 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.

