

**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 exceptional family accommodation and set in the heart of this ever popular Chiltern Village, with its active community arranging events such as weekly Toddler "Play & Stay" sessions, village walks/dinners/village shows etc in addition the large Common boasts a children's playground and ample space for budding young footballers to hone their skills whilst meeting other local children using new goals (bought with funds raised by the children of the village).

For those who are more interested in cricket, there is the local Winchmore Hill cricket club with Sunday coaching for youngsters. See

<https://www.winchmorehillra.com/villagenews> to get a feel for this lovely village. The house provides a superb blend of semi-rural living and yet is within easy striking distance of larger towns with Amersham and Beaconsfield on its doorstep with excellent rail links into London plus easy access to the M40/M25/M4 and M3 motorways.

The property enjoys spacious accommodation with well proportioned rooms throughout and a mature, westerly backing garden measuring approximately 70ft.

Freehold - EPR: D - Council Tax Band: F

Winchmore Hill is a delightful village situated conveniently for access to both Beaconsfield and Amersham with a village pub and playground on the common. Recreational facilities include a local cricket club and two country pubs in nearby Penn Street (a short walk across the field) 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, hostleries 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. The property benefits from easy access to highly regarded schooling at both primary and senior level including the renowned Dr Challoner's Grammar Schools (Boys & Girls), Chesham Grammar School (Co-Ed) and Amersham School. Independent schooling is also very well catered for with The Beacon School (Boys) for Nursery – Year 8, Heatherton (Girls) and Chesham Prep (Co-Ed) for Nursery – Year 6; whilst senior schooling can be found at Berkhamsted School (Co-Ed), Royal Masonic (Girls) & Pipers Corner (Girls) all within 8 miles.



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.

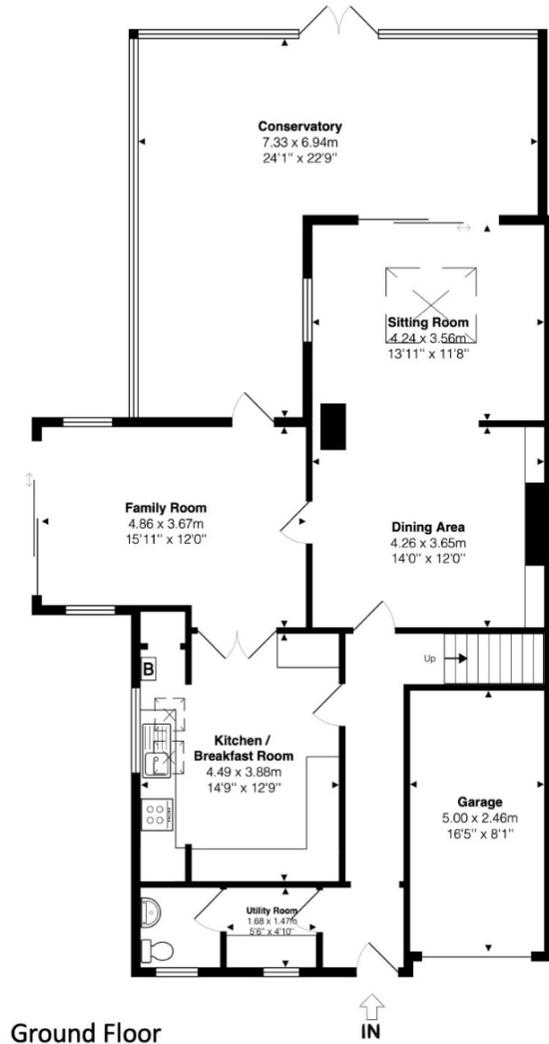
* The particulars of Sale have been prepared as a general guide only. We have not carried out a detailed survey of the structure or tested the services, equipment and appliances and interested parties should commission their own reports. Room sizes are approximate and should not be relied upon when ordering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

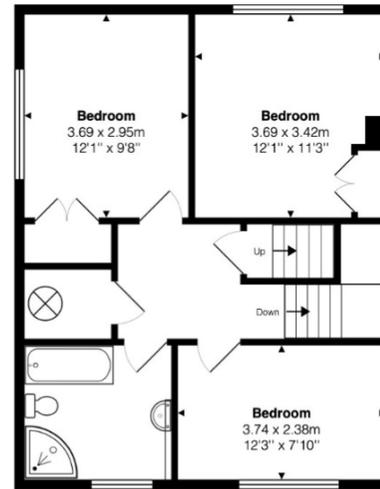
* Robsons for themselves and for the vendors or lessors of this property give notice that; (i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to 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

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

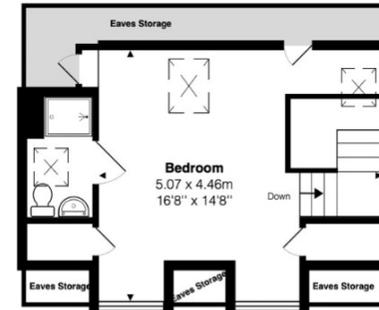
Approx. Gross Area
208 sq m – 2241 sq ft Excl Eaves



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



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



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.

