

bonners & babingtons

Amber Cottages
Amersham

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Amersham
Buckinghamshire
HP7 0LW
Guide Price £485,000

A beautifully presented and characterful two-bedroom cottage, combining traditional charm with contemporary living, featuring a spacious kitchen/dining room and a private, low-maintenance rear garden.

Upon entering the property, you are welcomed into a charming and inviting sitting room, full of character and warmth. The room features attractive wooden flooring, an exposed timber beam and a staircase rising to the first floor. There is ample space for comfortable seating, while the cottage-style windows allow natural light to fill the room.

To the rear, the property opens into an impressive kitchen/dining room, thoughtfully designed to provide a wonderful space for both everyday living and entertaining. The kitchen is fitted with a range of shaker-style units, complemented by solid wooden worktops, a stainless steel splashback and integrated cooking appliances. There is also generous worktop and storage space.

The kitchen flows seamlessly into the dining area, which benefits from a vaulted ceiling, exposed timber beams and roof windows, creating a wonderful sense of light and space. French doors open directly onto the rear garden, providing an excellent connection between the indoor and outdoor living areas.

The first floor provides two well-presented bedrooms and a modern shower room.

The principal bedroom is a comfortable double room, featuring an attractive vaulted section of ceiling, a characterful feature wall and a window overlooking the surrounding greenery.

The second bedroom is a charming single room, ideal for use as a guest bedroom, child's bedroom or home office, offering flexibility to suit individual requirements.

Completing the accommodation is a contemporary shower room, fitted with a corner shower enclosure, wash hand basin with vanity storage and WC, complemented by neutral tiling and modern fittings.

To the rear of the property is a delightful, enclosed garden, predominantly laid to paving to create a practical and low-maintenance outdoor space. The garden offers ample room for outdoor furniture, making it an ideal setting for al fresco dining, entertaining or simply relaxing during the warmer months. Timber fencing provides a sense of privacy, while established trees and greenery beyond the garden create an attractive leafy backdrop.



















Amersham

Situated on Barracks Hill in Amersham, the cottage enjoys a charming setting within this highly desirable Buckinghamshire town.

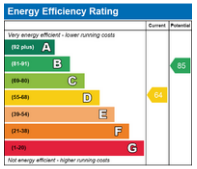
Amersham is renowned for its picturesque surroundings, historic architecture and excellent selection of independent shops, cafés, restaurants and traditional public houses. The area also benefits from beautiful countryside walks and access to the wider Chiltern Hills.

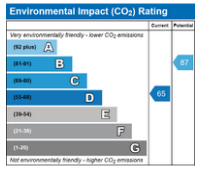
For commuters, Amersham offers Metropolitan line and Chiltern Railways services into London, while the surrounding road network provides access to neighbouring towns and the wider area.

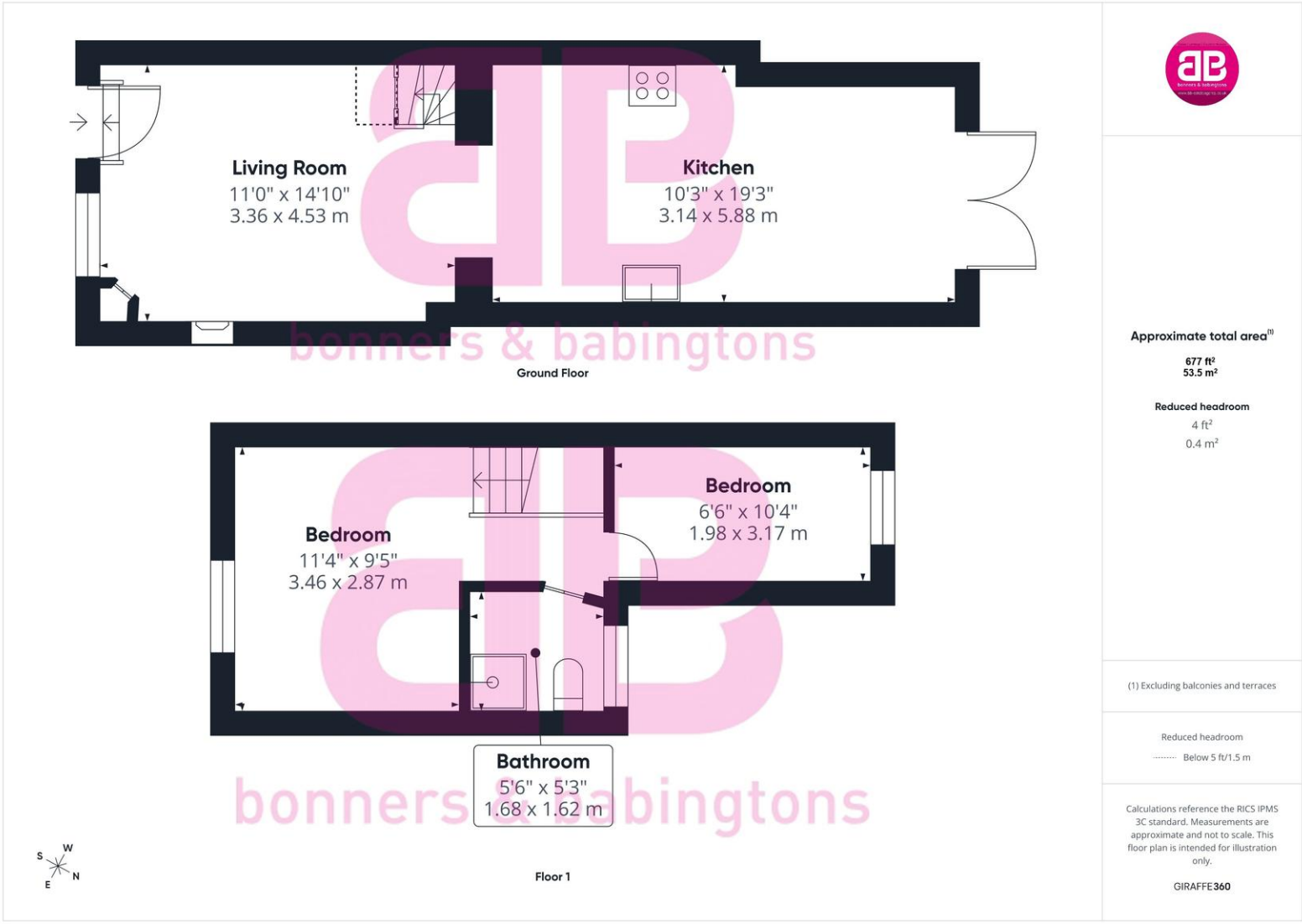
EPC Rating: D

Tenure: Freehold

Council Tax Band: E







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