

**Barsham, Weedon Hill, Hyde Heath,  
Amersham, Buckinghamshire, HP6 5RW**



**ROBSONS**  
RESIDENTIAL SALES

# Barsham, Weedon Hill, Hyde Heath, Amersham, Buckinghamshire, HP6 5RW

**A light & spacious 5-bedroom, 2-bathroom detached property providing an excellent selection of beautifully presented rooms to satisfy the needs of a growing family. In summary, accommodation comprises three independent reception rooms; a fantastic open plan, part vaulted kitchen/dining/family room, with peninsular breakfast bar and double doors which lead onto the south-west facing rear garden; ground floor cloakroom; master bedroom with en suite shower; four further bedrooms; and a contemporary family bath/shower room. Furthermore, there is a tandem length integral garage and generous block paved driveway. 50ft rear garden.**  
**Freehold - EPR: D - Council Tax Band: G**

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. Hyde Heath is within 2.75 Miles of Amersham, Chesham, and Great Missenden train stations.



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 Amersham office proceed up Hill Avenue and straight across the pair of mini roundabouts signposted towards Chesham. Continue over the next mini roundabout by the Boot & Slipper public house, then, at the next mini roundabout turn left onto Copperkins Lane. Follow this road to the end and at the T-junction turn left onto Weedon Hill, towards Hyde Heath. Follow the road for approx. 0.95 mile and the property will be on your left-hand side.**

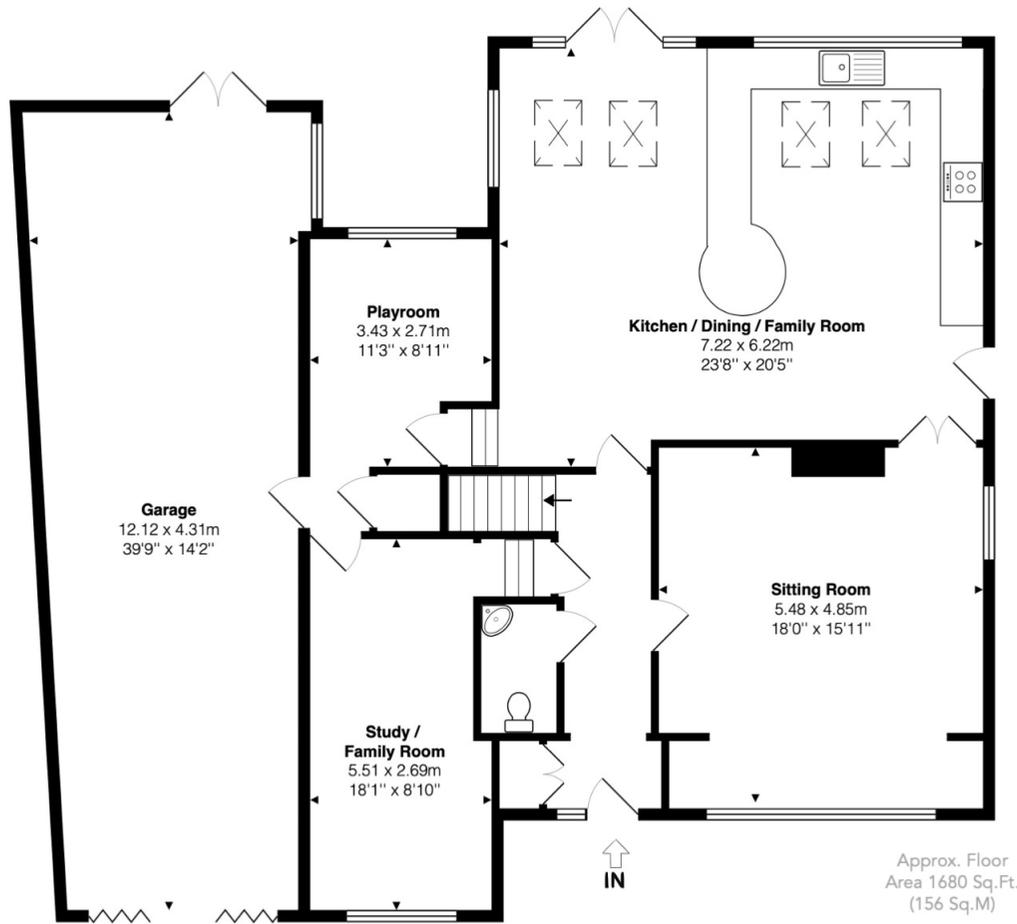
\* The particulars of Sale have been prepared as a general guide only. We have not carried out a detailed survey of the structure or tested the services, equipment and appliances and interested parties should commission their own reports. Room sizes are approximate and should not be relied upon when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

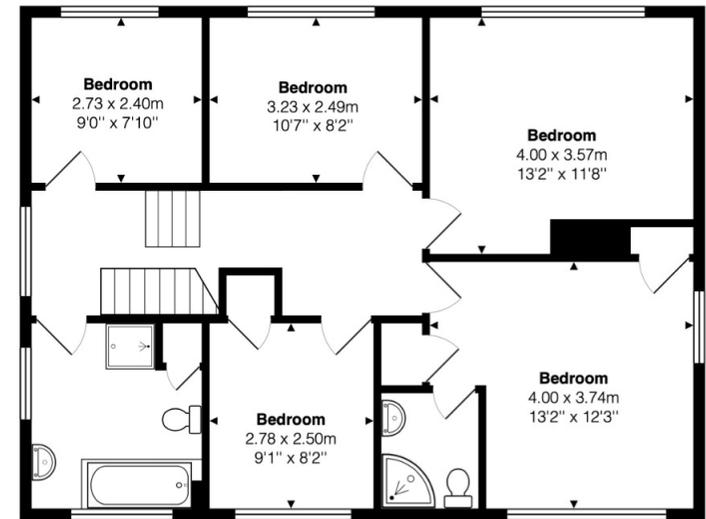
\* Robsons for themselves and for the vendors or lessors of this property give notice that; (i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute part of, an offer or contract; (ii) all descriptions, dimensions, references 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  
230 sq m – 2480 sq ft (Incl Garage)



Ground Floor



First Floor

Approx. Floor  
Area 800 Sq.Ft.  
(74 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.

