



**Hamilton House, 19 Copperkins Lane,
Amersham, Buckinghamshire, HP6 5QB**

ROBSONS
RESIDENTIAL SALES

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A beautiful, well proportioned, detached family home situated in this highly desirable & sought-after location. Built in an 'Arts and Crafts' style, Hamilton House is a five bedroom home of immense character with a part panelled reception hall, elegant drawing and dining rooms, kitchen /breakfast room with utility and adjacent family room and conservatory. The property sits in a mature, southerly orientated 0.8 acre plot with a large carriage drive and mature planting and landscaping, providing high levels of seclusion and privacy in this very well regarded and convenient location. Planning permission has been granted to remodel and significantly expand the property, bringing its total size to nearly 8,000 sq ft with 6 reception rooms and 6 bedrooms.

Freehold - EPR: E - Council Tax Band: H

Hamilton House is located close to the cosmopolitan busy commuter market town of Amersham, with its Café culture, boutique shops and exclusive restaurants. The house is also walking distance to the new leisure centre complex with a luxury spa with treatment facilities, full size swimming pool and diving pool, spin studio, gym and climbing wall. In addition, Hervines Park is a short walk, providing football pitches, children play areas and dog walking spaces which also access the surrounding woodland.

Chesham Bois and Amersham are well known and coveted for their excellent schooling in both the public and private sector. With a choice of the outstanding Ofsted-rated Dr Challoner's Grammar Schools for girls and boys within catchment, as well as Chesham Grammar and with the highly regarded Beacon and Heatherton House preparatory schools within walking distance, Hamilton House ensures families have access to the highest quality of educational establishments.

The Metropolitan Line tube/Chiltern Railways mainline station at Amersham offers frequent and fast services into central London. The Motorway network is also easily accessible with the M25 and M40 junctions being located within a few miles and provide easy access to the wider motorway network as well as Heathrow, Luton and Gatwick Airports.



Viewing by appointment only
via

Robsons Estate Agents
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Directions: From our office proceed up Hill Avenue and over the double mini roundabout into the Chesham Road. Go over the next mini roundabout and turn left at the following roundabout into Copperkins Lane. Hamilton House can be found on the left hand side just before Copperkins Grove.

* 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

Approximate Gross Internal Area
 Ground Floor = 181.9 sq m / 1,958 sq ft
 First Floor = 161.6 sq m / 1,739 sq ft
 Garage = 19.2 sq m / 207 sq ft
 Total = 362.7 sq m / 3,904 sq ft

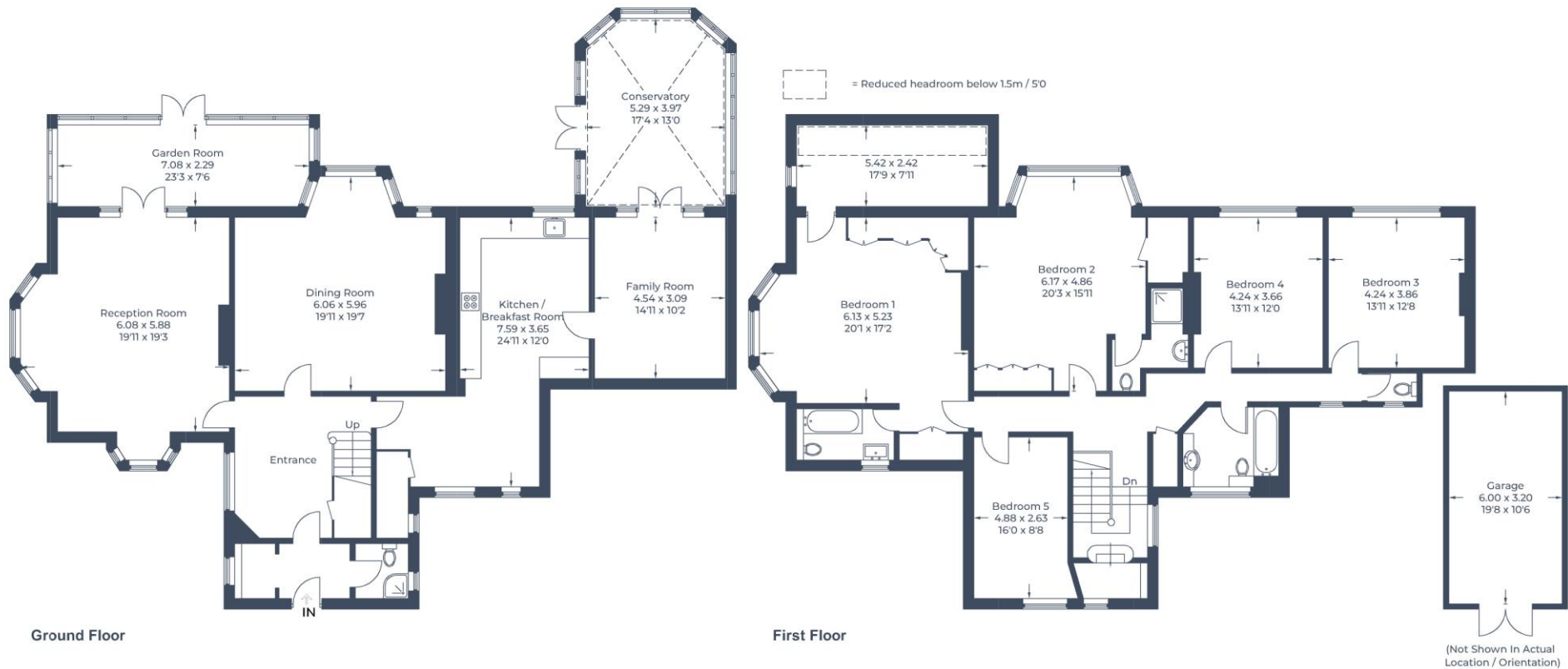


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