

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



**ROBSONS**  
RESIDENTIAL SALES

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

A fully remodelled and significantly extended project opportunity.

Off-plan purchase possible to enable substantial stamp duty saving, as well as the ability to personalise the internal finishes and specification.

Hamilton House, an existing 'Arts and Crafts' detached residence, in one of Amersham's best roads, has received planning permission to significantly remodel and extend the property to create an imposing country mansion. Set within approximately 0.8 acres of south facing, private wrap-around gardens, this impressive country home will provide approx. 8,400 square feet of luxurious living incorporating 6 bedrooms, 6 bathrooms, 4 reception rooms and separate staff annexe.

The project will be constructed by multi-award winning Developer, Oakeve Limited.

(please note: Images are indicative of Oakeve finishes)

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, child's 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  
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Buckinghamshire  
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Directions: From our offices proceed up Hill Avenue and over the double mini roundabout into 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.

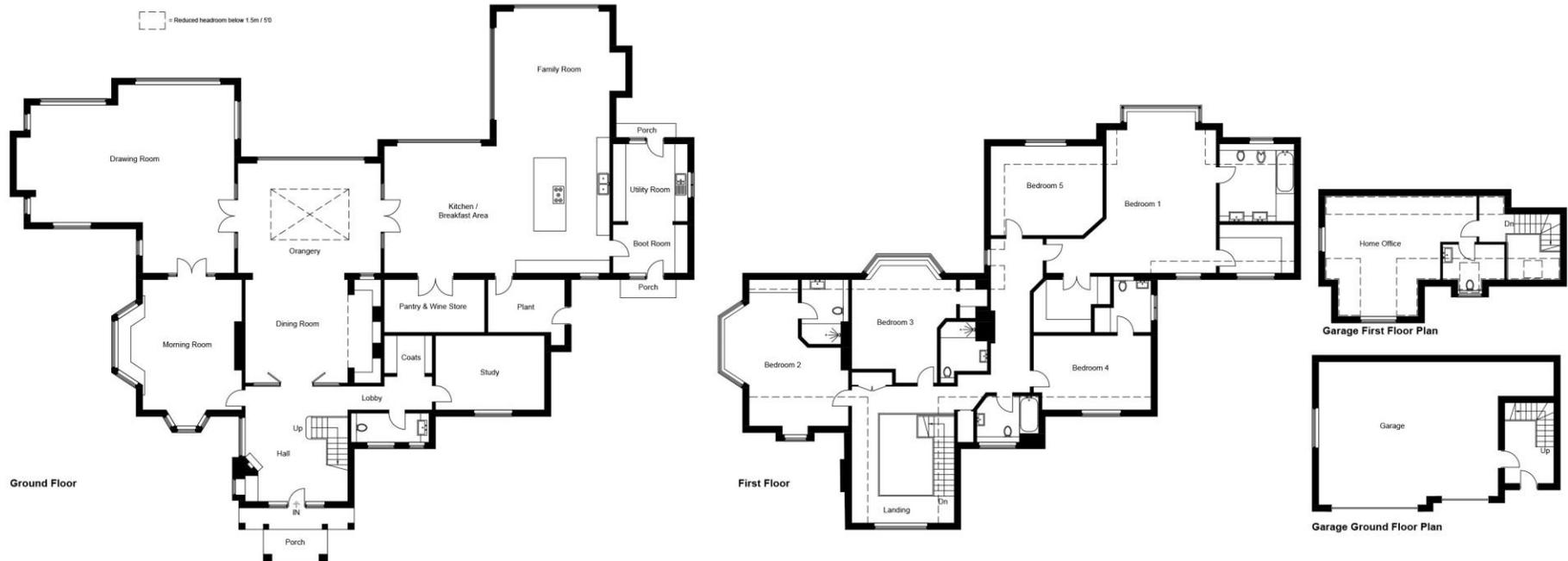
\* The particulars of Sale have been prepared as a general guide only. We have not carried out a detailed survey of the structure or tested the services, equipment and appliances and interested parties should commission their own reports. Room sizes are approximate and should not be relied upon when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

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Approximate Gross Internal Area  
Ground Floor = 394 sq m / 4239 sq ft  
First Floor = 263 sq m / 2829 sq ft  
Garage = 123 sq m / 1323 sq ft  
Total = 780 sq m / 8391 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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**Please note: As the property has yet to be constructed, all measurements are approximate and should not be relied upon. If any measurement has an influence on any transactional decision, please contact us ahead of any decision making process to obtain further clarity.**

