



**Hollycroft, Quill Hall Lane, Amersham,
Buckinghamshire, HP6 6LU**

ROBSONS
RESIDENTIAL SALES

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Occupying an enviable position on a private lane, close to town and countryside, this delightful home is offered in superb condition. The property has been thoughtfully extended and refurbished in recent years to create flexible accommodation which extends to nearly 2,900 sq feet with all rooms of generous proportions. Comprising reception hall, 32ft kitchen/breakfast room, dining room, TV room, snug, study, sitting room, utility room, garage/gym, w.c., 4 double bedrooms, master bedroom with dressing area and en-suite, bedroom with en-suite shower room, family bathroom, well kept landscaped gardens, off-street parking for several vehicles.

Freehold EPC rating: C Council Tax Band: G

Set in the picturesque Chilterns, Amersham is a vibrant town which offers a perfect balance between commuter convenience (the Metropolitan and Chiltern lines offering prompt services to Central London are located a 1.1 mile walk from the property) and easy access to the surrounding countryside. There are two distinct areas: Old Amersham, set in the valley of the River Misbourne, which contains the 13th century parish church of St. Mary's and several old pubs, coaching inns and boutique shops; and Amersham-on-the-Hill, which grew rapidly around the railway station in the early part of the 20th century which now contains the main shopping area with high street brands such as Waitrose, Marks & Spencer and Boots, as well as a variety of eateries and coffee shops. Amersham boasts the Lifestyle Centre (state-of-the art leisure centre with spa facilities). 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 and Amersham School. Independent schooling is also very well catered for with The Beacon School for Nursery – Year 8, Heatherton (Girls) and Chesham Prep (Boys & Girls) for Nursery – Year 6; whilst senior schooling can be found at Berkhamsted School (Boys & Girls), Royal Masonic (Girls) & Pipers Corner (Girls) all within 8 miles.



Viewing by appointment only

via

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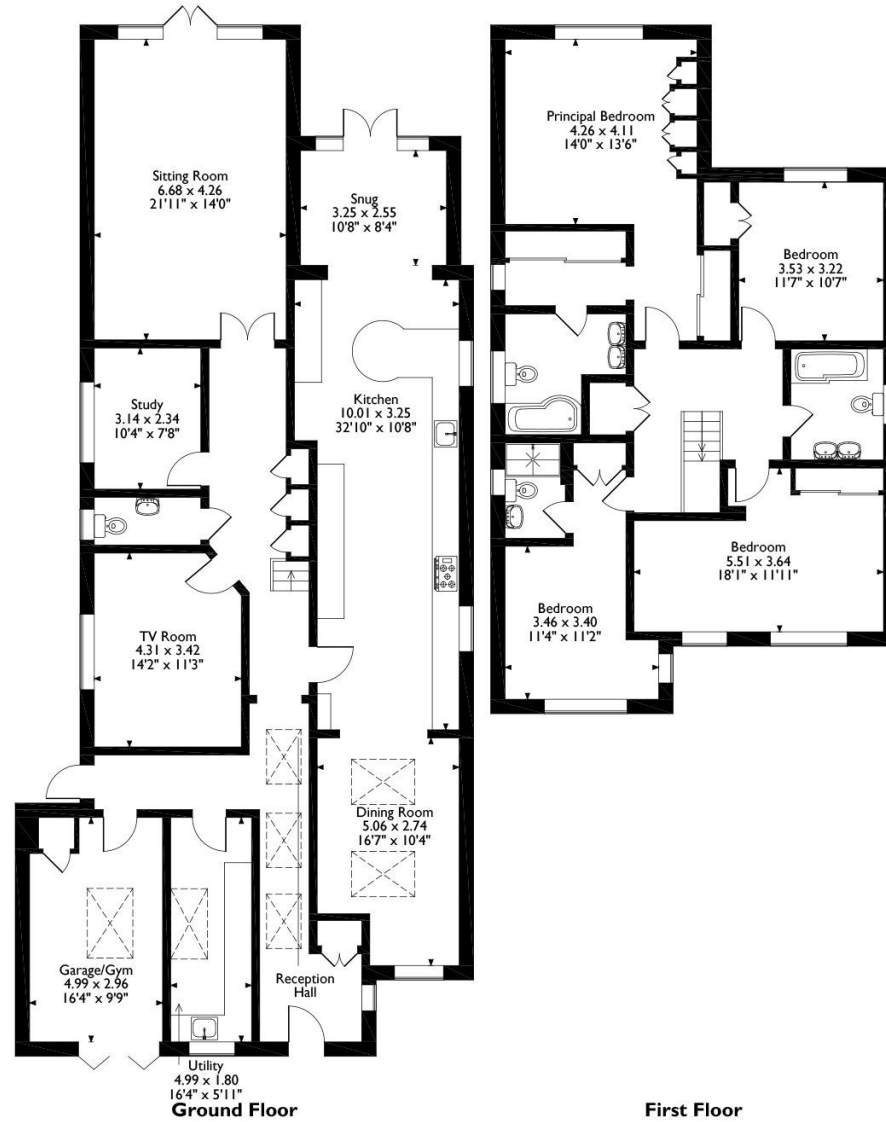


Directions: From Amersham Station proceed along Chiltern Avenue in the direction of Little Chalfont. At the junction turn right onto Woodside Road. At the first mini roundabout bear left into Raans Road, which in turn becomes Quill Hall Lane. Proceed along the road and the road will bear to the left. After a short distance the road will fork, and you will see a private gravel driveway on the right. Proceed down the driveway and Hollycroft can be found after a short distance on the right-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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Approximate Gross Internal Area
277 Sq M/2982 Sq Ft



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