



WILSON HEAL

Little Chalfont Office
Nightingales Corner
Burtons Lane
Little Chalfont
Buckinghamshire
HP7 9PY

Sales | 01494 764200
Lettings | 01494 549966



98 Bell Lane
Amersham
Buckinghamshire
HP6 6PG

Ideally situated on a well-established road, within easy reach of the amenities of both Amersham and Little Chalfont, this attractive individual detached character residence has been extensively refurbished to an outstanding standard.

Situated on a mature 0.25-acre plot, the property offers both generous and highly versatile accommodation, seamlessly combining traditional character with contemporary design.

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Directions

From our office in Little Chalfont, proceed towards Amersham along the A404 White Lion Road. At the traffic lights, turn right into Bell Lane. Continue along Bell Lane and the property will be found on the right-hand side.

Location

The property is ideally situated close to open countryside and woodland, conveniently positioned between Amersham and Little Chalfont. Both towns provide an excellent range of shopping facilities, together with Metropolitan Line and mainline railway stations offering direct access to London, all within a short distance. The area is particularly well regarded for its outstanding educational facilities, including Dr Challoner's Grammar School for Boys in Amersham and Dr Challoner's High School for Girls in Little Chalfont.

Features

- Exceptional detached home, extensively refurbished to a high specification
- Impressive two-storey glazed Welsh oak extension with vaulted ceiling
- High-spec open-plan living with kitchen with quartz worktops and central island, breakfast/dining and family areas, separate utility room
- Underfloor heating to ground floor areas
- Spacious sitting room and separate study with feature fireplace
- Five well-proportioned bedrooms, all separated with no common walls
- Luxurious principal suite with vaulted ceiling, en-suite & Juliet balcony
- Stylish family bathroom with freestanding bath and walk-in shower
- Galleried landing with glass balustrade
- Large 0.25-acre plot with south-east facing private garden, large patio and mature landscaping
- Garage with storage, laundry space, and electric roller door



The Property

Approached via a private shingle driveway providing ample parking, the property enjoys a high degree of privacy, screened by mature hedgerows and trees, and benefits from an electric vehicle charging point. An open, canopied oak porch leads into a welcoming reception hall, featuring underfloor-heated porcelain flooring and a striking floating staircase with oak treads and recessed lighting.

At the heart of the home lies an impressive two-storey glazed Welsh oak extension, showcasing a double-height window overlooking the beautifully landscaped rear garden, complemented by exposed timbers. This space flows effortlessly into a superb open-plan kitchen, finished to a high specification with soft-close cabinetry, elegant white quartz worktops, and a central island with inset sink, Quooker and filtered water tap, and halogen combination hob. Integrated appliances include double combi ovens, hot drawer, dishwasher, and American-style fridge freezer. French doors open onto the terrace and garden.

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The adjacent utility room offers a range of fitted units with sink and plumbing for washing machine. There is also a door accessing the side access to the gardens. The open-plan layout continues from the kitchen area to a bright breakfast/dining area with vaulted ceiling and exposed beams, leading into a family room with French doors to the garden and connecting through to the elegant sitting room, complete with parquet flooring. Further ground floor accommodation includes a study with feature fireplace, a stylish cloakroom/shower room, and internal access to the garage, which offers fitted storage, laundry space, and houses the central heating boiler and Mega-flo system.

Upstairs, a galleried landing with glazed balustrade overlooks the garden via full-height glazed window with vaulted beamed ceiling. The principal bedroom is a standout feature, with vaulted oak-beamed ceiling, fitted wardrobes, contemporary en-suite, and French doors opening to a glazed Juliet balcony.

Four additional bedrooms include a second with vaulted ceiling and Juliet balcony, served by a beautifully appointed family bathroom featuring a freestanding bath and walk-in shower.

The mature south-east facing rear garden is a particular highlight, offering a wide patio terrace with ambient lighting, steps and ramp access to an extensive lawn, and well-stocked, mature borders providing excellent privacy.



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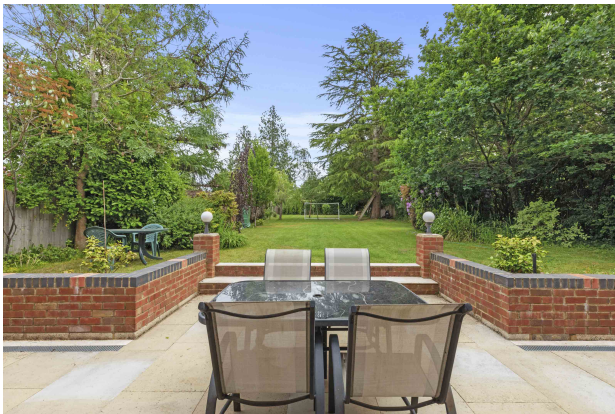


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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
66-80	C	74 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

All fixtures and fittings mentioned in these particulars are included in the sale. All others are specifically excluded. Photographs are reproduced for general information, and it must not be inferred that any item shown is included for sale with the property. Your attention is drawn to the fact that we have been unable to confirm whether certain items included with this property are in working order. Any prospective purchaser must accept that these items may not be in working order and the property is offered for sale on this basis.

MAKING AN OFFER: Due to new Money Laundering Regulations, Estate Agents are now obliged to confirm the identity and address of clients. Accordingly, should you make an acceptable offer to purchase we will ask you for proof of identity (eg: Passport) and proof of address (eg: utility bill). If there is more than one purchaser, then both will have to provide the necessary proof. We have to keep on file copies of the personal documentation you provide. We hope you will understand the need for these checks and we thank you for your anticipated co-operation.



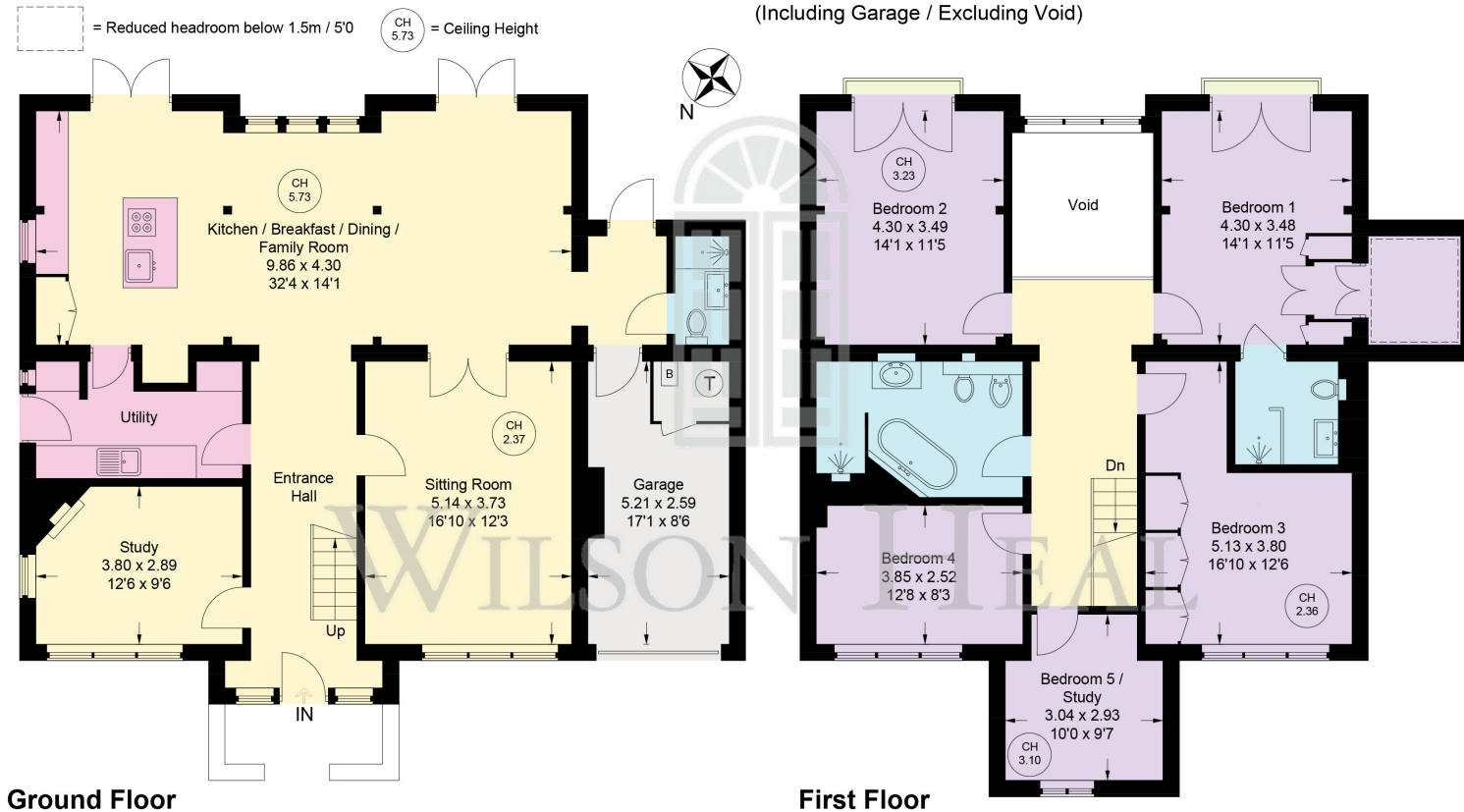
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Bell Lane

Approximate Gross Internal Area = 219.4 sq m / 2362 sq ft
(Including Garage / Excluding Void)



Floor Plan produced for Wilson Heal by Media Arcade Ltd ©.

Illustration for identification purposes only. Window and door openings are approximate. Whilst every attempt is made to assure accuracy 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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