



Village Road, Coleshill, Amersham, Buckinghamshire, HP7 0LG

Asking Price | £1,000,000

## Property Features

---

- Detached Cottage Style Home
- Catchment of Excellent Schools
- Stunning Village Location
- 4 Generous Bedrooms
- 3 Bathrooms (2 Ensuite)
- Open Plan Kitchen/Breakfast Room
- Bi Fold Doors to the rear Garden
- Living Room with Fireplace
- Family Room off the Kitchen
- Secluded Gardens and Parking to the Front

## Full Description

---

Elm Gables is a charming, detached cottage-style home nestled in the heart of Coleshill, one of Buckinghamshire's most desirable villages. Just a short drive from Amersham, this idyllic location offers the best of both worlds: a tranquil village lifestyle with convenient access to London via regular trains on the Metropolitan Line.

### Elm Gables

This delightful home welcomes you with a bright entrance hall, leading to a spacious living room complete with a cozy wood-burning fireplace. The stunning open-plan kitchen and dining area are a true highlight, featuring sleek finishes and bi-fold doors that open directly onto the private rear garden, creating a seamless indoor-outdoor experience. Off the kitchen is a comfortable family room perfect for relaxing and Utility Room, while the ground floor also includes a versatile home office that can double as a fourth bedroom thanks to an en-suite shower room.

Upstairs, you'll find three generous bedrooms, with the principal bedroom boasting a luxurious en-suite shower room. The two additional bedrooms share a modern family bathroom, ensuring comfort and convenience for all.

Outside, Elm Gables offers ample parking for multiple vehicles and a beautifully secluded rear garden, fully enclosed and perfect for enjoying peaceful moments amidst nature.

### Coleshill

Coleshill is a village with an active community consisting of a church, respected village primary school, excellent pub, societies and clubs. Elm Gables is within 5 mins walk of the local pub, village pond & 11 acres of village common (offering natural woods, flora & wildlife). It is within 10 mins walk of the village cricket club, tennis club, outside gym & extensive wooden children's play area.

The village was designated as an Area of Outstanding Natural Beauty in 1922 and sits on the Chiltern Way (120mi circular route through outstanding countryside).

### Amersham

Amersham offers a delightful array of activities for residents of all ages. Explore the historic charm of Old Amersham, home to quaint boutiques, cafes, and the 13th-century St. Mary's Church. Nature lovers can enjoy scenic walks at the Amersham Common or nearby Chiltern Hills Area of Outstanding Natural Beauty, with its extensive trails and breathtaking views. For a taste of the arts, the Amersham Museum is a wonderful stop, celebrating local heritage and culture.

### Education Excellence

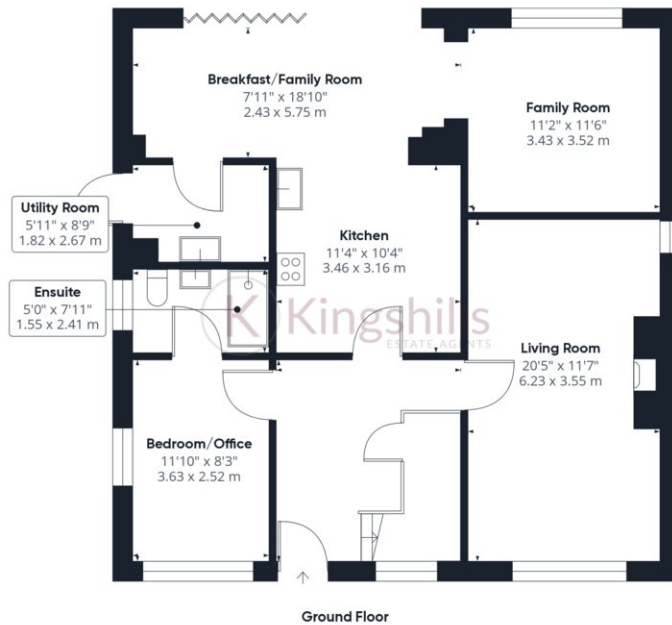
Coleshill and Amersham are home to some of the county's top-rated schools. Families in Coleshill benefit from close proximity to highly respected primary schools, such as Coleshill Church of England Infant School. In Amersham, the Dr. Challoner's Grammar Schools—one for boys and one for girls—are both renowned for academic excellence, offering students a nurturing and challenging environment.











**Approximate total area<sup>(1)</sup>**

1544 ft<sup>2</sup>  
143.44 m<sup>2</sup>

**Reduced headroom**

0.25 ft<sup>2</sup>  
0.02 m<sup>2</sup>

(1) Excluding balconies and terraces

**Reduced headroom**

..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

**GIRAFFE360**