



FEATURES

- For Sale By Private Treaty
- 5 Bedroom Detached Family Home
- Well Maintained Enclosed Rear Garden
- Quiet Village Cul-de-Sac Location
- Freehold
- Asking Price £1,150,000
- Detached Double Garage And Gravelled Driveway
- Master Bedroom With En-Suite Bathroom
- Kitchen And Bathroom Underfloor Heating
- EV Charging Point/Solar Panels & Battery Storage System

Guide price: £1,150,000

House - Detached

2 Oakview, Hyde Heath
Amersham, Bucks HP6 5SE

OVERVIEW

For sale by private treaty, a 5 bedroom detached house sold with vacant possession. Internally, the home is neutrally decorated throughout and enjoys generously proportioned rooms across both floors, allowing for comfortable day-to-day living.

The main living spaces are bright and inviting, with large windows that fill the rooms with natural light. A modern fitted kitchen, 3 well-appointed bathrooms, and good-sized bedrooms complete the layout.

To the rear, the property features a well-maintained private garden with a combination of lawn and paved areas, providing an ideal outdoor space to relax or entertain. A private driveway at the front provides convenient off-road parking, double garage and EV charging point.

Located in a peaceful cul-de-sac close to Amersham town centre with easy access to local amenities, village schools and excellent transport links via rail / motorway networks.

**For Sale By
Private Treaty**

Entrance hall

A welcoming and well-proportioned entrance hall providing convenient access to all primary ground floor rooms with a staircase leading to the first floor. Finished with neutral tones, it offers both practicality and flow, with doors to a ground floor WC and useful study space.

Living room - 3.69m x 5.24m (12'1" x 17'2")

This generously sized living room features a charming fireplace and is beautifully lit by natural light. Thoughtfully laid out, the space leads directly out to the rear gardens.

Kitchen/Dining room

The kitchen area is fitted with a comprehensive range of cabinetry and worktop space, with integrated appliances and room for additional freestanding units. The open plan design flows seamlessly into the conservatory, which is currently used as a dining space, allowing the kitchen to remain open and uncluttered.

Study - 2.60m x 2.11m (8'6" x 6'11")

A versatile room located just off the main hallway, ideal as a quiet home office, reading room, or hobby space. Well-suited for remote working or focused tasks, it offers a peaceful setting away from the main living areas, with a window providing natural daylight.

Conservatory - 5.54m x 4.33m (18'2" x 14'2")

A substantial conservatory providing panoramic garden views and an abundance of daylight. This room serves as a flexible secondary living area, with year-round usability thanks to its spacious design and seamless integration with the main living space.

Utility

This generously sized utility room provides ample additional space for laundry and household tasks. Equipped with worktops, storage cabinets, and appliance hookups, it also includes a rear access door—perfect for handling outdoor footwear and pets.

First Floor

Accessed from the entrance hall via a galleried landing there is a master suite with luxurious roll top bath and four further bedrooms one of which is currently used as a dressing room and family bathroom with walk in shower.

EPC

The property is rated within band C and expires on the 26th of October 2029 <https://find-energy-certificate.service.gov.uk/energy-certificate/9073-2885-6501-9621-7241>

Broadband Checker

<https://www.broadband.co.uk/checker/>

Tenure

Freehold

Council Tax

The property is rated within council tax band G

Flood Risk

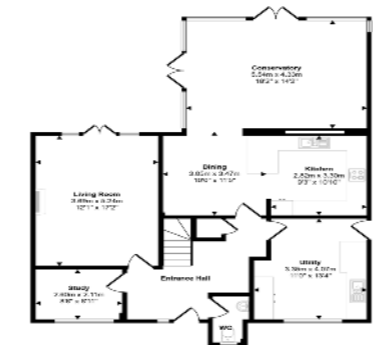
<https://www.gov.uk/check-long-term-flood-risk>

Services

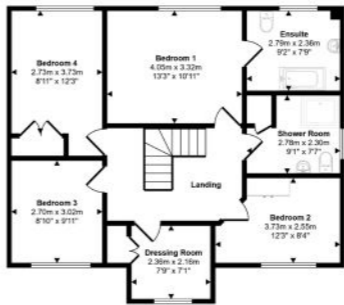
We understand the property to have mains electricity, water and drainage. The services have not been inspected by John Pye Property and we recommend that interested parties complete their own investigations in this respect. The property benefits from solar panels which contribute towards lower running costs.

Viewings

Please contact John Pye Property 0115 9706060 property@johnpye.co.uk



Ground Floor
Approx 161 sq m / 1726 sq ft



First Floor
Approx 77 sq m / 829 sq ft



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		