



High Street

Old Amersham, HP7

binks
estate agent

{ The Particulars

High Street
Old Amersham, HP7

Offers in excess of: £995,000
Freehold

 **4 Bedrooms**
 **2 Bathrooms**
 **1 Receptions**

Features

- Grade II Listed townhouse
- Popular Amersham Old Town location
- Four Bedrooms
- Bespoke fitted kitchen/dining room,
- Luxury first floor bathroom
- Downstairs WC and second floor bathroom
- Character features throughout
- Gas central heating
- Courtyard rear garden
- EPC: E | Chain Free

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Internally

The entrance hall sets the tone with its traditional wooden front door with glazed arch and limestone flooring. Step into the living room, where the high ceiling, ornate cornicing and a period fireplace with a marble surround create a stunning focal point. Sash windows with wooden shutters and feature alcoves enhance the room's timeless elegance.

The kitchen/dining room is a culinary dream, fitted with bespoke Martin Moore cabinetry, marble worktops and a Falcon electric range oven and other built-in appliances. The dining area, with a bay window overlooking the garden, offers the perfect space for intimate dinners or lively gatherings.

The first floor is home to a luxurious Fired Earth family bathroom, complete with a free-standing bath, separate shower area and exposed beams that add a rustic touch. The main bedroom exudes sophistication with its high ceiling, ornate cornicing and period fireplace. Two additional bedrooms, one with fitted cabinetry ideal for a study, provide ample space for family or guests.

Ascend to the second floor, where the fourth bedroom offers a cosy retreat with part-sloping ceilings and a built-in cupboard. A second bathroom, featuring a Bette bath and skylight window, completes the accommodation.

Externally

The enchanting courtyard garden is a peaceful oasis with cobbled areas, trellised borders, and raised flower beds. A wooden arbour bench seat provides the perfect spot to relax, while gated rear access adds convenience.

Location

Situated in the picturesque Old Amersham, this property is surrounded by a wealth of amenities, including boutique shops, gastro pubs, and cafes. The town also offers excellent healthcare facilities and leisure amenities.

Old Amersham is renowned for its outstanding schools, including the prestigious Dr Challoner's Grammar School for Boys and Dr Challoner's High School for Girls in nearby Little Chalfont.

The property is well-connected, with the Metropolitan/Chiltern Line station providing quick access to central London, and easy access to the M25 and M40 motorways for wider travel.

Costs

Council Tax: Buckinghamshire Council: Band G - £3,897.28 (2024-2025)

{ Beautifully presented Grade II listed town house in the heart of Old Amersham. The property has a wealth of period features and luxury fittings including a Martin Moore kitchen and Fired Earth bathroom. The accommodation is split over three floors and has four bedrooms, two bathrooms and an attractive courtyard garden. Chain Free

107 High Street, Amersham, Buckinghamshire, HP7 0DY

Approx. Gross Internal Area

141 sq m – 1518 sq ft



For Clarification

We wish to inform prospective purchasers that we have not prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc.

Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars

Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate, and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by the RICS Code of Measuring Practice and should be used as such by any prospective purchaser or tenant. The services, systems and appliances listed in this specification have not been tested by Binks (Sales & Lettings) Ltd and no guarantee as to their operating ability or their efficiency can be given.

