



The Worthies

High Street, Old Amersham, HP7

binks
estate agent

{The Particulars

The Worthies

High Street, Old Amersham, HP7

Guide Price: £1,075,000
Freehold

 **3 Bedrooms**
 **2 Bathrooms**
 **2 Receptions**

Features

- End terrace barn conversion
- Private and quiet location in central Old Amersham
- Large living/dining room and garden room
- Modern fitted kitchen with appliances
- Three bedrooms and dressing room
- Downstairs WC, family bathroom and en-suite
- Courtyard rear garden
- Garage and visitors parking
- Chain Free
- EPC: D

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The Property

Tucked away on a peaceful private road in the heart of Old Amersham, The Old Barn is a beautifully crafted barn conversion that combines historic character with modern comfort.

There is an entrance hall with useful storage and a downstairs cloakroom, leading into a sleek, modern kitchen complete with integrated appliances. The property has a generous living/dining area with a gas fireplace, eaves storage and a TV cupboard. The space flows seamlessly into a bright garden room, framed by glass and offering direct access to the secluded courtyard garden.

Upstairs, the first-floor landing gives way to two characterful bedrooms, each enhanced by vaulted ceilings. There is also a striking principal bedroom with vaulted ceiling and its own en-suite shower room. There is a family bathroom with bath and separate shower. An additional storage cupboard and a versatile dressing room/study complete the accommodation.

Outside, the enclosed courtyard garden provides a private haven with gated side access, while a detached garage with electric up-and-over door and visitors' parking add practicality. With its central yet tranquil setting, The Old Barn offers a rare opportunity to enjoy a unique piece of Old Amersham's heritage with modern convenience.

Location

Situated in picturesque Old Amersham, this property is surrounded by a wealth of amenities, including boutique shops, gastro pubs, and cafés. 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

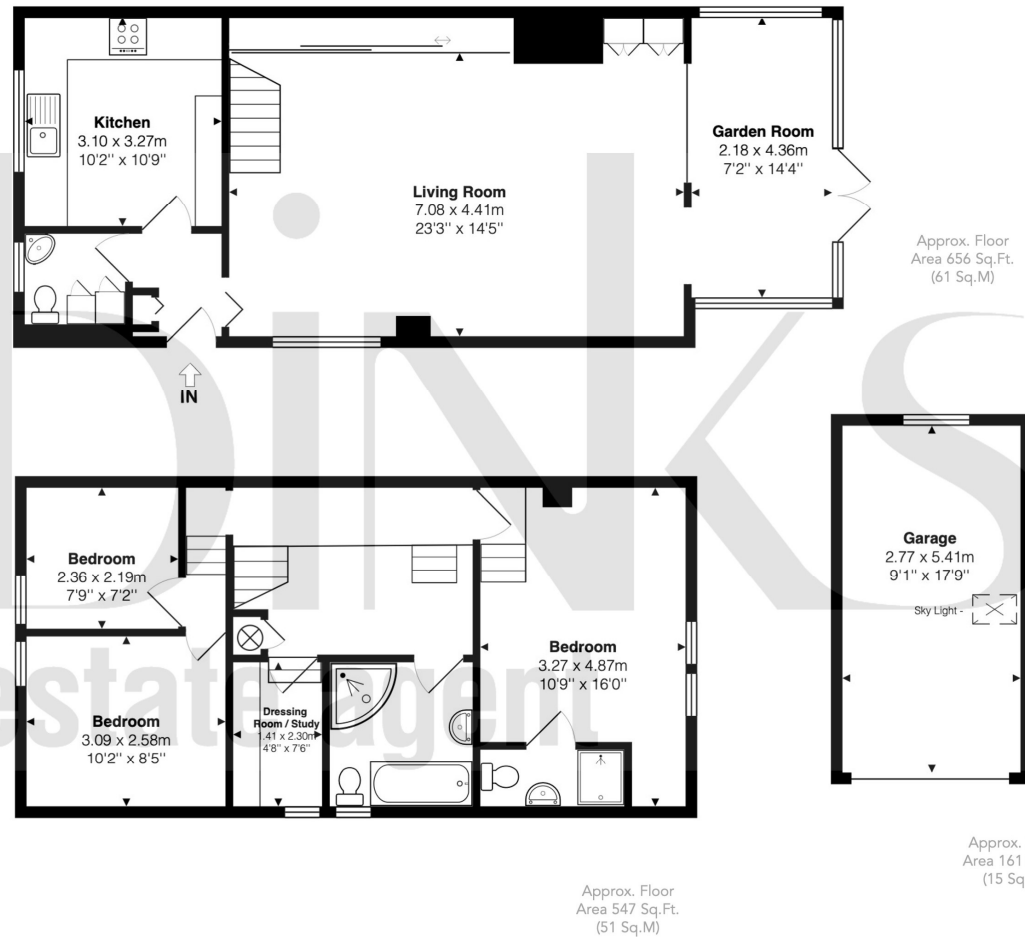
The Worthies Estate charge: £310 Per Calendar Year Council Tax – Buckinghamshire Council – Band G - £4,094.18 (For the period 2025-2026)

{ Positioned in a central Old Amersham location on a private road is this unique barn conversion with a garage. This grade two listed, three-bedroom property has lovely character features including wooden beams and vaulted ceilings. The property has a large living area and garden room, modern kitchen with appliances, a family bathroom and en-suite shower room. Outside there is an attractive courtyard garden.

The Worthies, High Street, Amersham, Buckinghamshire, HP7 0DJ

Approx. Gross Internal Area

127 Sq M – 1364 Sq Ft



For Clarification

We wish to inform prospective purchasers that we have 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.

