



Town Farm, 106 High Street, Amersham,
Buckinghamshire

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Town Farm

106 High Street, Amersham, Buckinghamshire, HP7 0ED

A rare opportunity to acquire a charming period home at the heart of Amersham's 'Old Town' with the recent planning permission granted to create additional living accommodation. The property also has the added benefit of off-road parking and a versatile outbuilding to the rear.

Amersham Metropolitan & Chiltern Station 1.2 miles (Marylebone 32 mins Aldgate 1hr 35 mins), M40 (Jct 2) 8.5 miles, M25 (Jct 18) 25.3 miles, Heathrow Airport 34 miles, Luton Airport 31.5 miles

Grade II listed home | Planning consent to convert attic, remodel and extend | Reception hall | Reception room | Kitchen/breakfast room | Utility room | 2 Store rooms | 3 Bedrooms | Family bathroom | Cloakroom | Off road parking | Detached garage/outbuilding | Southerly aspect gardens | EPC Rating: TBC

The property

Steeped in local history, this attractive Grade II listed residence originates from the 17th Century and enjoys a prominent position on Amersham's 'Old Town'. In recent times, the current owner has obtained planning permission to significantly enhance the living accommodation with features including an attic conversion that would create a large double bedroom and a luxurious shower room. The ground floor would also be re-modelled and extended, featuring an impressive open plan kitchen with entertaining area and family room. Externally, the current garage/store (located beyond the south facing gardens) would be converted into a versatile studio/annexe.

The existing accommodation comprises a welcoming panelled entrance hall. An archway leads into an inner vestibule that has a cloakroom and a staircase beyond that rises to the first floor. Overlooking the High Street to the front, is a delightfully cosy sitting room that affords a large fireplace, ornate ceiling beams and partially panelled walls. The country kitchen is positioned at the heart of the house, offering ample space for dining. There is a walk-in pantry to one side with original features and a separate scullery. Beyond the kitchen is a large utility room with external access and an adjacent store room leading to the south facing walled garden.

To the first floor are three individual bedrooms including an impressive dual aspect double bedroom with a decorative fireplace and vanity unit. All bedrooms are currently serviced by a well-appointed family bathroom and a separate night cloakroom.

Location

The historic market town of Amersham enjoys an idyllic setting at the heart of the Chilterns. Within the town centre are a variety of renowned restaurants, cafes and bars together with boutique clothing shops. There is also a Tesco superstore within one mile. The area is also noted for its excellent schools, with the property falling within catchment for St Mary's Primary and Dr Challoners Grammar School. For the commuter, Amersham train station provides Metropolitan and Chiltern line services to London via Baker Street and Marylebone respectively. Whilst vehicular links to London and Heathrow can be accessed via junction 2 of the M40 (Beaconsfield) or M25 at junction 18 (Chorleywood), both of which are within 7 miles.

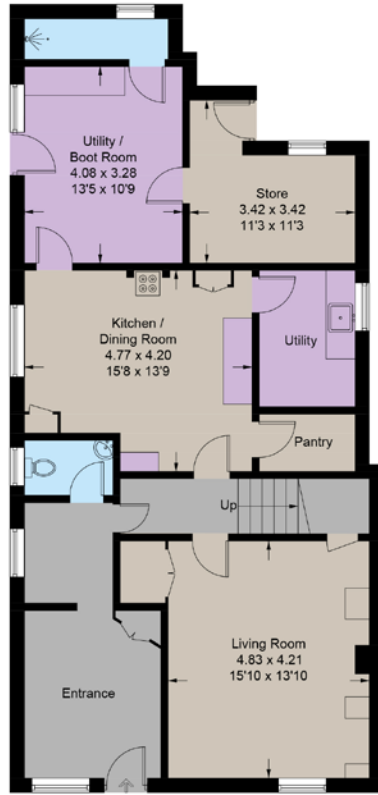
Additional Information: Planning permission ref: PL/24/2055/HB.

Further information and history relating to this property can be found at Amersham Museum or via their website: <https://amershammuseum.org/history/old-town/high-street-south/106-112/>

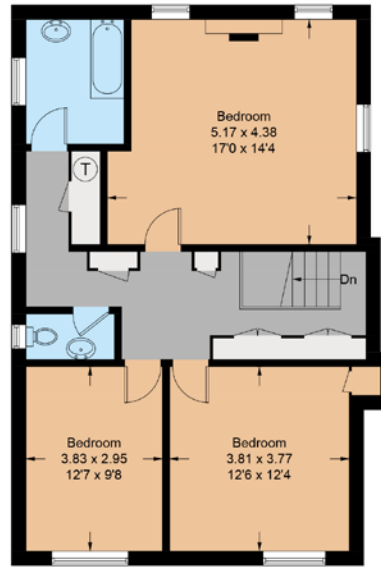




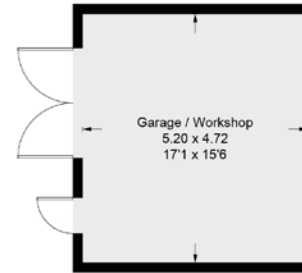
Approximate Gross Internal Area
 Ground Floor = 102.5 sq m / 1,103 sq ft
 First Floor = 76.9 sq m / 828 sq ft
 Garage = 24.4 sq m / 263 sq ft
 Total = 203.8 sq m / 2,194 sq ft



Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken 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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Directions

what3words: mint.owners.just

General

Local Authority: Buckinghamshire Council

Services: Mains gas, water, electricity and drainage

Council Tax: G

Planning: Prospective purchasers are advised that they should make their own enquiries of the local planning authority

Tenure: Freehold

Guide Price: £1,500,000

Gerrards Cross

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