



74a High Street  
Amersham, Buckinghamshire

**STRUTT  
& PARKER**

BNP PARIBAS GROUP 



## A charming barn conversion in the heart of historic Amersham old town.

A delightful two bedroom property in beautiful condition and ideally located



**1 RECEPTION ROOMS**



**2 BEDROOMS**



**1 BATHROOMS**



**PARKING SPACE**



**COURTYARD GARDEN**



**FREEHOLD**



**TOWN**



**624 SQ FT**



**GUIDE PRICE  
£550,000**



### The property

Converted in 2006 to a high specification by the current owner, this delightful two bedroom home seamlessly blends character features with modern comforts. It offers an idyllic retreat nestling just off the High Street in historic Amersham old town, with its charming streets boutique shops cafés and renowned restaurants.

The barn features a welcoming open plan living/ dining area with French doors leading out onto a pretty courtyard with lovely views over countryside. Open to the sitting room is a stylish kitchen thoughtfully designed to complement the homes rustic appeal while providing contemporary convenience with integrated appliances. There is also a downstairs cloakroom.

On the first floor, there are two bedrooms and an impressive bathroom



## Outside

Approached over a communal courtyard situated just off the High Street there is a private parking space and a pretty private courtyard with ample space for table and chairs.

## 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 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 High and Grammar Schools.

For the commuter, Amersham train station provides Metropolitan and Chiltern line services to London via Baker Street and Marylebone respectively.



## Distances

- London Heathrow airport approx. 18 miles

## Nearby Stations

- Amersham railway station 0.9 miles
- Beaconsfield railway station 4.9 miles

## Key Locations

- Amersham Museum
- Historic old town
- Attractive memorial gardens

## Nearby Schools

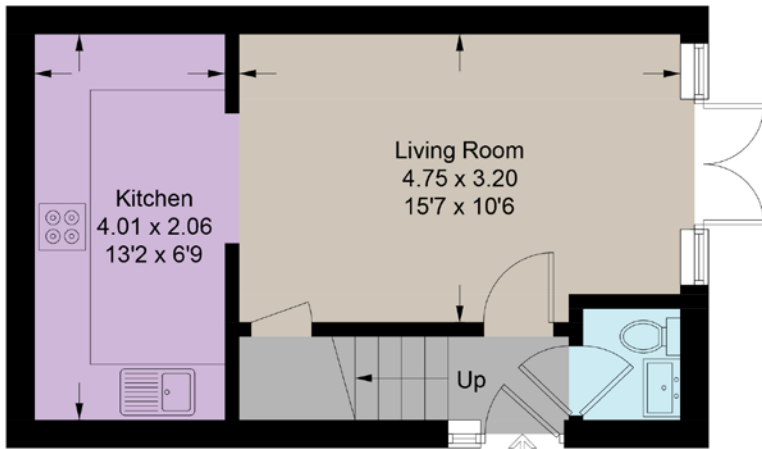
- St Mary's CofE Primary
- Dr Challoners High School for Girls
- Dr Challoners Grammar School for Boys
- Amersham Secondary School



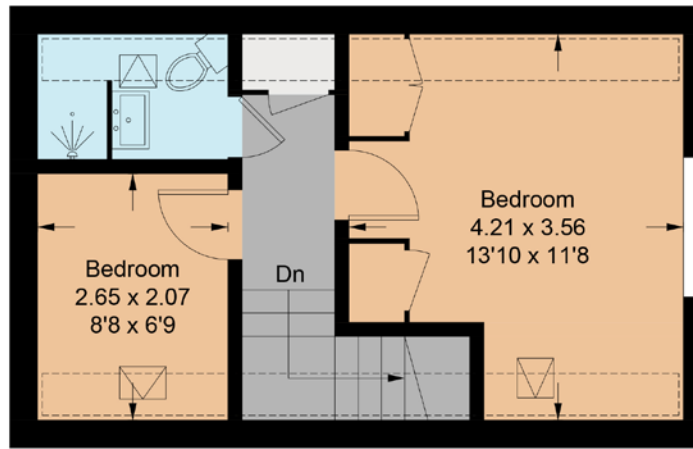
Approximate Gross Internal Area  
Ground Floor = 29.2 sq m / 314 sq ft  
First Floor = 28.8 sq m / 310 sq ft  
Total = 58.0 sq m / 624 sq ft



= Reduced headroom below 1.5m / 5'0



**Ground Floor**



**First Floor**

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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## Floorplans

House internal area 624 sq ft (58.0 sq m)  
For identification purposes only.

## Directions

HP7 ODS

///twice.later.area

## General

Local Authority: Buckinghamshire Council

Services: Mains electric, water and drainage

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Council Tax: D

EPC Rating: D

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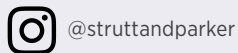
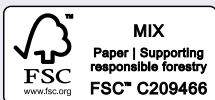
## Gerrards Cross

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