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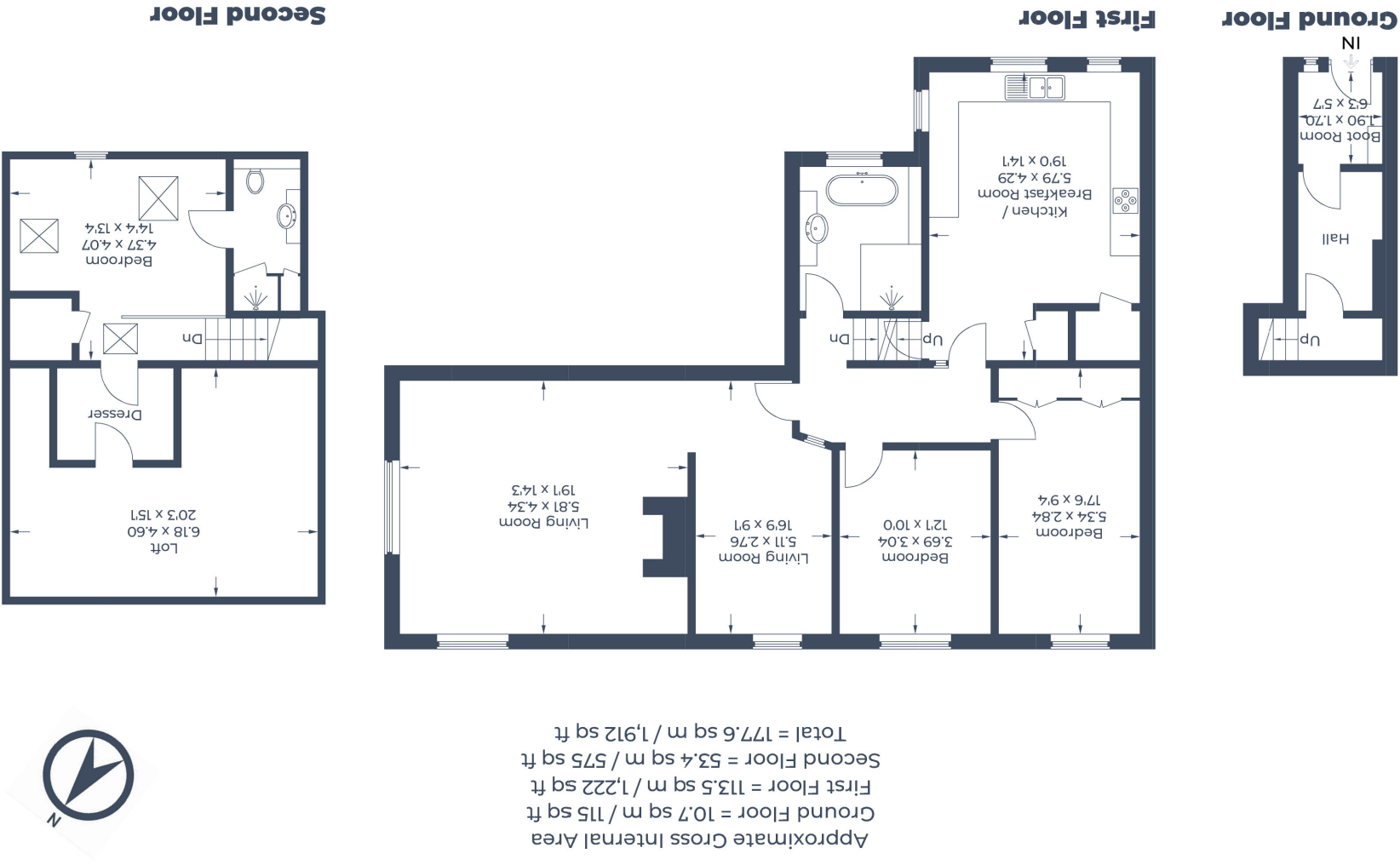
John Nash & Co

31 Hill Avenue, Amersham, Buckinghamshire HP6 5BX

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Tete a Tete | 2a Whielden Street | Amersham | Buckinghamshire | HP7 0HT

£795,000

JOHN NASH & CO.

A Unique and Rare Old Amersham Property | Grade II Listed Apartment | Three Double Bedrooms | Two Reception Rooms | Eat-In Kitchen | Parking | Picturesque Views over Old Amersham | Potential to Extend Subject to Planning Permission | NO ONWARD CHAIN



Offering an exquisite blend of charm, character and elegance, this Grade II listed three double bedroom apartment is a one-of-a-kind home brimming with stunning period features throughout including original beams, high ceilings and red brick feature walls yet seamlessly combining with a modern kitchen and bathrooms to offer comfortable and elegant living. This apartment is ideal for those looking for a characterful, generous and naturally light home, and to have the opportunity to own a piece of history in one of Buckinghamshire's most desirable locations.

The Property

The front door for Tete a Tete is situated just off the High Street down a private drive which leads to the courtyard/parking area. There is a main entrance which then opens to the inner vestibule and for accessing the first floor.

First Floor

From the inviting entrance vestibule with ample space to store coats and shoes, a wide staircase leads up to the spacious landing adorned in exposed beams and red brick feature walls and opens up to the main accommodation of the apartment. The stunning and expansive living room is a real feature being the perfect setting for entertaining with it's brick fireplace inset with a log burner and offering stunning views towards the church and its gardens, the market hall and charming Old Amersham. Next to this room is a relaxing snug space or possible dining room. The sizeable eat-in kitchen comfortably fits a 7ft table set, is fully fitted with all appliances and has endless storage and double aspect windows making it a bright and welcoming room. On this floor are two good sized double bedrooms and a luxurious bathroom with a standalone clawfoot bath, walk in shower, WC, wash hand basin set into an ornately decorated vanity unit and underfloor heating.

Second Floor

This floor is entirely devoted to the master bedroom suite and is an idyllic retreat at the end of the day. Comfy and roomy for a large bed and furniture, the room is naturally bright with three Velux windows, a cupboard and a walk-in dressing room which leads into an eaves loft space offering further potential to extend and create another extraordinary room for this unique home. The ensuite shower room is modern and consists of shower, WC, wash hand basin set into vanity unit and underfloor heating.

The Accommodation Consists of:

- Main Entrance
- Entrance Vestibule
- Landing
- Living Room
- Dining Room/Snug
- Eat-In Kitchen
- Three Double Bedrooms
- Dressing Room
- Bathroom
- Ensuite Shower Room

Outside

Currently there is off street parking for one vehicle adjacent to the apartment. Within the parking area are a few handy storage units but if you wish, these could be removed to create an additional parking space or a little outdoor sitting space/courtyard garden as it had been with the previous owners.

Terms

- Listed: Grade II
- 999 Year Lease
- No Annual Service Charges
- Parking Area is Freehold

Council Tax Band E £2,858.01 2024/2025 Rates

Location

Tete a Tete is Ideally set in the picturesque market town of Old Amersham and boasts a convenient location to access a wonderful mix of boutique shopping, inns and charming pubs. There are parks and gardens to enjoy in Amersham along with access to the countryside with footpaths to explore and enjoy. A plentiful array of shops, restaurants and coffee shops as well as the Train Station can be found in Amersham on the Hill. Motorways are easily accessible with the M25 and M40 providing easy access to London, Heathrow and Oxford. Education is well catered for with schools for all ages and Dr Challoner's Grammar School (boys) is within close walking proximity. Dr Challoner's High School (girls) is at Little Chalfont and private schools are also easily accessible including the Beacon Boys School and Heatherton House School.

