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 measurements are approximate, not to scale.
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Approximate Gross Internal Area
 Ground Floor = 56.5 sq m / 608 sq ft
 First Floor = 56.3 sq m / 606 sq ft
 Garage = 13.0 sq m / 140 sq ft
 Total = 125.8 sq m / 1,354 sq ft

Energy Efficiency Rating	
Current	Potential
G	A
47	84

England, Scotland & Wales
 EPC October 2008/1/EC
 Not energy efficient - higher running costs
 Very energy efficient - lower running costs



11 Elmodesham House High Street | Amersham | Buckinghamshire | HP7 0EN

£750,000

JOHN NASH & CO.

Elegant 3 Bedroom Home | High Ceilings, Georgian Panelling and Sash Windows | Pretty Courtyard Garden plus Expansive Communal Grounds and Visitor Parking | Garage and Parking | Grade II Listed Building Circa 1715 | Located in Historical Old Amersham Set Back From the High Street | NO ONWARD CHAIN



One of the most notable properties in Amersham Old Town, Elmodesham House is a Grade II listed late Georgian property set just back from the historic and picturesque High Street. Elegant boutiques, Michelin starred restaurants and charming pubs and Inns are within walking distance and more modern amenities including the Chiltern Line and Metropolitan Tube Lines are situated a few minutes away in Amersham on the Hill. The property, once a boarding school and council chamber was remodelled in 1986, retaining many of its original features including Regency-style plasterwork and period mouldings but now fitted with modern amenities including a separate garage with parking to the front which is a dream for the Old Town. To be Sold with NO ONWARD CHAIN.

The Property

No. 11 Elmodesham House is a house of grandeur and style offering just over 1250 sqft of accommodation. The kitchen with a breakfast bar area is fully fitted with a good range of kitchen storage units, all appliances and with the ceramic bowl sink set under the window looking out to the pretty courtyard garden. The elegant living room has stunning high ceilings with double, nearly floor to ceiling windows, letting in wonderful amounts of light from the courtyard garden. There is an attractive electric fireplace with a lovely curved niche display unit to the side. The room is beautifully panelled and boasts decorative cornicing and dado railing. The dining room completes the ground floor accommodation which is also ornately fitted. To the first floor, the master suite is spacious and bright with double sash windows, excellent wardrobe space and a modern ensuite shower room. There are 2 further good size bedrooms, both with wardrobes and a family bathroom.



Outside

The front of the property is approached via a gated courtyard filled with an abundance of flowers and plants lining the walkway to the front door. To the left of the front door there is a patio area suitable in size for a small patio table set or seating. There is a single garage, with power, in a separate garage block in which a car can be parked to the front. There are expansive communal gardens to the rear of the estate along with visitor parking.

The Accommodation Consists of:

- Entrance Hall
- Living Room
- Dining Room
- Kitchen/Breakfast Room
- Master Bedroom with En Suite Shower Room
- 2 Bedrooms
- Bathroom
- Garage

Terms

Tenure: Leasehold 999 Years
Service Charges: £220 per month

Council Tax Band F £3377.65 2024/2025 Rates

