



**Oakway,**  
Amersham









Malvern is positioned on one of Chesham Bois' most sought-after residential roads, prized for its quiet no-through setting, strong sense of privacy and easy access to both local amenities and open countryside, including Chesham Bois Wood. Set well back from the road behind a generous frontage, gated entrance and mature planting, the house makes an immediate impression.

Originally built in 1918, this elegant Edwardian home has been carefully reimagined for modern living. A substantial two-storey extension and a stylish studio annexe created from a former garage have significantly enhanced the accommodation, offering 2964 sq. ft of internal living space and excellent flexibility for multigenerational living, an au pair or independent older children. Period features have been retained and sit comfortably alongside contemporary finishes, creating a home that feels both characterful and modern.

The centrepiece of the house is the impressive open-plan kitchen, dining and breakfast room a light-filled, sociable space designed for everyday living and entertaining. Refitted in 2020, the kitchen features modern farmhouse-style cabinetry, a Belfast sink, premium AEG appliances and a large island with breakfast seating. A separate laundry room provides additional storage and practicality.

To the front of the house, a comfortable sitting room with wood-burning stove offers a more intimate retreat, while to the rear, a striking Victorian-style glass orangery forms a superb family room with panoramic garden views and doors opening directly onto the outside. A dedicated study provides an ideal home-working environment, alongside a discreet cloakroom.

Upstairs, the accommodation is arranged around a central landing and includes an outstanding principal suite with a fully fitted dressing room, en suite shower room and a freestanding bath positioned within the bedroom itself. A second en suite bedroom is perfect for guests, while two further double bedrooms are served by a well-appointed family bathroom.

The house sits on 0.36 acres within beautifully landscaped, fully enclosed gardens that have been thoughtfully designed for entertaining and outdoor living. Electric gates open onto a large gravel driveway with EV charging point, while established trees and planting create a strong sense of seclusion. The gardens include formal lawned areas, a tranquil koi pond, multiple seating areas, a pergola-covered outdoor kitchen and a productive kitchen garden with raised brick beds. External CCTV provides added security throughout the grounds.

### Location

Set on the edge of the Chiltern Hills, Amersham blends classic English charm with modern convenience. Its beautiful Old Town, lined with historic coaching inns, contrasts perfectly with a vibrant New Town offering fast rail links to London. With excellent schools, green open spaces, and a refined village atmosphere, Amersham offers an exceptional quality of life for those seeking both elegance and ease.

### Transport Links

Amersham is exceptionally well connected, making it ideal for commuters and frequent travellers. The town is the terminus of the Metropolitan Line and also served by Chiltern Railways, offering direct services to London Marylebone. With easy access to the M25, M40, and surrounding road networks, Amersham combines countryside living with excellent transport links.

### Schools

Our Lady's Catholic Primary School – primary, very close by.  
Chesham Bois Church of England School – primary.  
Waterside Primary Academy – primary.  
Chestnut Lane School – primary/infant (short distance).  
The Beacon School – independent, mixed primary & secondary provision (nearby).  
Heatherton School – independent primary.

Dr Challoner's Grammar School – boys' grammar (Outstanding).  
Chiltern Hills Academy – secondary.  
Chesham Grammar School – secondary (Outstanding).  
Amersham School – secondary.  
Dr Challoner's High School – girls' grammar-type secondary (nearby but catchment varies).

### Adaptions

Extensive renovations throughout including two storey side/rear extension, single storey link extension, garage conversion in to a self-contained annexe.

### Additional Information

Local Authority  
Buckinghamshire Council. Council Tax Band G.

Services  
The property benefits from mains water, gas, electricity and drainage.



## Key Features

- 5 Bedroom Detached Home
- Underfloor Heating
- Open Plan Kitchen/Dining Room/Breakfast Room
- Principal Bedroom with Dressing Room
- EPC - D
- 2962 sq ft of internal space
- Electric Gates & extensive parking
- Contemporary Style Orangery
- Studio/Annexe with Bedroom
- Ample Parking
- Council Tax - G

<b>x5</b>	<b>x4</b>	<b>x5</b>	<b>x12</b>	<b>Y</b>	<b>N</b>

**Bedrooms**    **Reception Rooms**    **Bathrooms**    **Parking Spaces**    **Garden**    **Garage**



## Marketing Office Contact Details

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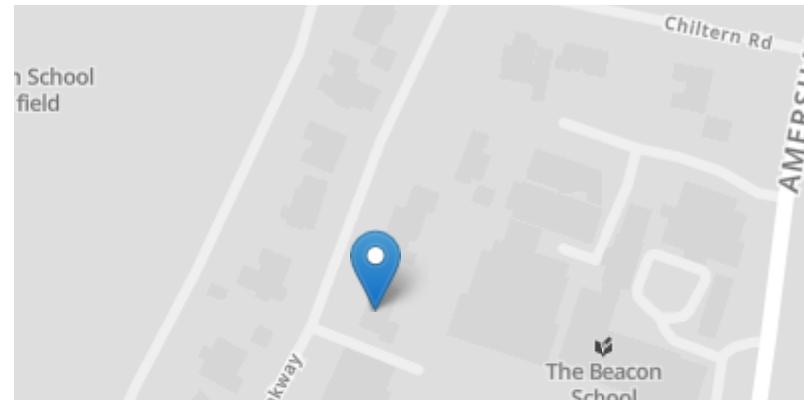
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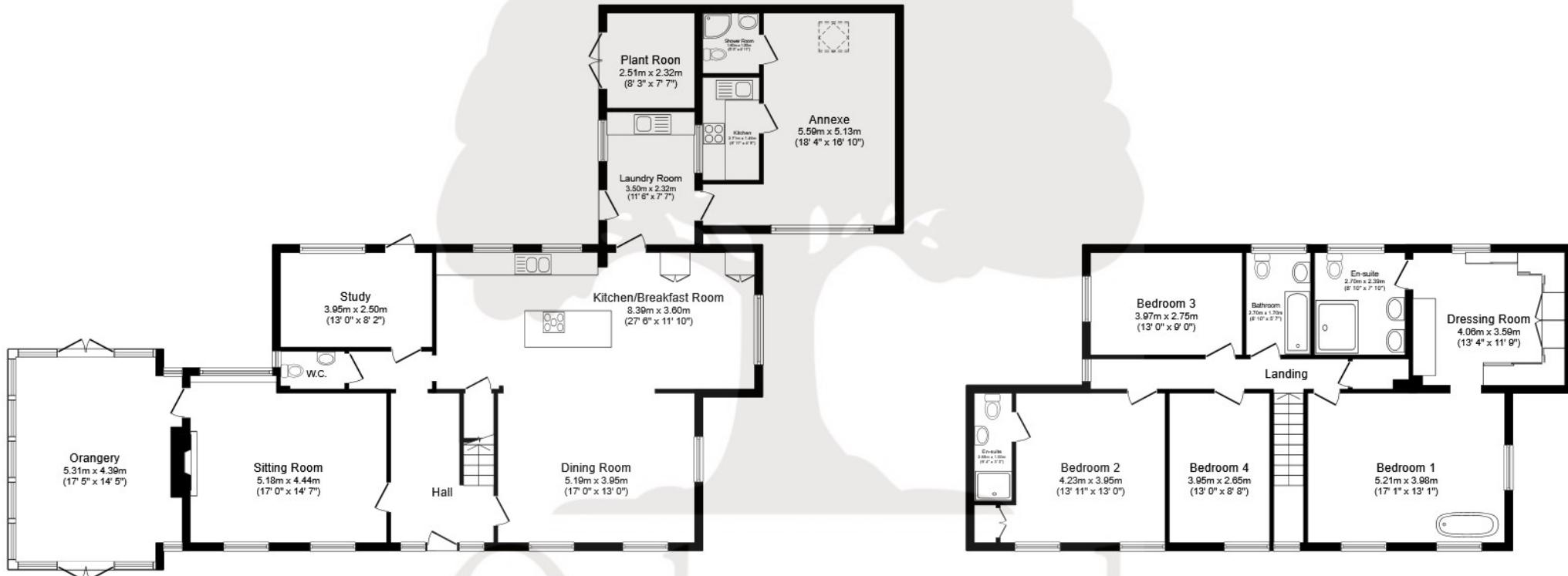
[beaconsfield.enquiries@oakwood-estates.co.uk](mailto:beaconsfield.enquiries@oakwood-estates.co.uk)

## EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92+)	<b>A</b>	
(81-91)	<b>B</b>	
(69-80)	<b>C</b>	<b>80</b>
(55-68)	<b>D</b>	<b>62</b>
(39-54)	<b>E</b>	
(21-38)	<b>F</b>	
(1-20)	<b>G</b>	
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

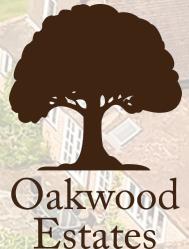
## Property Location





Total floor area: 275.3 sq.m. (2,964 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)



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