



SHERCOT

Rignall Road, Great Missenden HP16 9PE



BARTRAMS

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A detached family home with linked cottage, stables and grounds approaching 6 acres is ideal for equestrian usage and nestled within the Hampden Valley, an area of outstanding natural beauty within the Chilterns countryside.

Conditional planning has also been granted for a contemporary detached residence via Chiltern District Council ref: PL/22/0927/FA.

Demolition of existing dwelling and erection of detached dwelling with part basement, outdoor swimming pool, driveway, new vehicular access and widening of existing vehicular access.

## Description:

Located within an area of outstanding natural beauty this Post War built detached family home is ideal for those equestrian enthusiasts wishing to enjoy a semi rural location yet being still convenient to Great Missenden town centre.

The house has four bedroom, two of which are en suite , family bathroom, three receptions and a 19'9 x 17'3 kitchen breakfast room and lobby connecting to the cottage. The cottage over two floors is self contained with kitchen, living room and a bedroom with ensuite on both ground and first floor. The Southerly aspect garden falling to both front, side and rear back on to the paddocks and woodland beyond

## Summary of accommodation:

**House** - Entrance hall, cloakroom, living room, family room, dining room, kitchen/breakfast room, utility room. To the first floor there are 4 bedrooms, 2 en suite bathrooms and a family shower room. **Linked self contained cottage:** Cloakroom, sitting room, kitchen, 2 bedrooms with en suites. **Outbuildings** : double garage with tractor store and workshop, 3 stables and tack room.

## Gardens& Grounds:

Paddocks and me[<sup>l</sup>hage: in approximately 6 acres

**Council Tax Band:** TBC

**EPC Rating:** C

**Local Authority:** Chiltern District Council





**Location:**

Shercot is located off Rignall Road which leads from Great Missenden along the Hampden Valley amongst the Chiltern countryside. Approximately 1 mile is Great Missenden, with its picturesque High Street and period buildings along with boutique shops, cafes and restaurants. The Chiltern Line station offers regular London commuting service to London Marylebone. The A413 links Amersham (about 8 miles) to Aylesbury (about 10 miles). (Distances approximate)

**Planning consent granted:**

Planning has been granted to acquire and build a contemporary detached residence with 5155sqft of accommodation, arranged over three floors within its own semi secluded grounds of approximately 6 acres.

Conditional planning consent granted via Chiltern District Council ref: PL/22/0927/FA | Demolition of existing dwelling and erection of detached dwelling with part basement, outdoor swimming pool, driveway, new vehicular access and widening of existing vehicular access.

**Summary of planning consent:**

The application seeks planning permission to demolish the existing dwelling, stables and two other outbuildings, as well as the manège; and construct a new detached dwelling with a terrace and pool to the rear and parking area to the front.

The proposed dwelling includes a basement to accommodate a cinema room, sauna, steam room and garage; a ground floor to accommodate the dining/living rooms and kitchen, and a first floor to accommodate three en-suite bedrooms and a library. The proposed dwelling is of a modern design with a flat roof and extensive glazing on the southern elevation. The proposed materials include local facing brick, zinc cladding, hand laid flint and sustainable hardwood louvres on the first floor rear elevation. It is also proposed to create a new vehicular access onto Rignall Road and widen the existing access



Approximate IPMS2 Floor Area =  
 House = 250.4 sq m / 2695 sq ft  
 Annexe = 78.7 sq m / 847 sq ft  
 Total = 329.1 sq m / 3542 sq ft

Garage incorporating Workshop and Store = 56.3 sq m / 606 sq ft  
 Stables = 60.8 sq m / 654 sq ft  
 Outbuildings = 51.5 sq m / 554 sq ft  
 Limited Use Area = 15 sq m / 162 sq ft  
**Total = 512.7 sq m / 5518 sq ft (Excluding Field Shelters)**  
 For identification only. Not to scale.  
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Energy Efficiency Rating		Current	Potential
101-150	A		
81-100	B		
61-80	C	75	85
41-60	D		
21-40	E		
1-20	F		

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