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@ christopher.wood@exp.uk.com

christopherwood.exp.uk.com

01494 623 101

Shardeloes Missenden Road,
Guide Price £625,000

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- A grade two listed - 2 bedroom first-floor apartment
- En-suites to both bedrooms and separate guest toilet
- Beautiful dual aspect living room
- Single garage - Plenty of visitor & communal parking
- Near to Amersham Old Town Village
- Picturesque views out towards Shardeloes lake and the Misbourne Valley
- Share of freehold - Approx. 944 Year lease
- Utility/laundry room
- 50 Acres of private residents grounds
- Countryside walks on your doorstep



Nestled within the prestigious Shardeloes Estate, this charming two-bedroom first-floor apartment offers an exceptional living experience, combining historical elegance with modern comfort, offering picturesque views out towards Shardeloes lake and the Misbourne Valley.

Step inside to discover a beautifully presented home featuring a magnificent dual-aspect living room, radiating natural light and offering a superb space for relaxation or entertaining. The careful preservation of character combined with contemporary finishes makes this apartment truly unique.

The heart of this home is the superb, dual-aspect open-plan kitchen and dining room, designed for both everyday living and entertaining. The oak kitchen provides ample storage and preparation space, creating a stylish and functional area where you can enjoy meals with delightful views.

Both generously sized bedrooms benefit from their own en-suite bathrooms, providing ultimate privacy and convenience. A separate guest toilet adds to the thoughtful layout. The apartment also includes a dedicated office area, which could alternatively serve as a dressing room for the principal bedroom, and a practical utility/laundry room, ensuring everyday tasks are handled with ease.

Residents will appreciate the share of freehold with an approximate 944-year lease, offering long-term peace of mind. Further enhancements include an allocated single garage, supplemented by ample visitor and communal parking.

Beyond the impressive interior, the Shardeloes Estate spans 50 acres of private residents' grounds, perfect for leisurely strolls and connecting with nature. With countryside walks directly on your doorstep in the Chilterns, this property is ideal for those seeking an active outdoor lifestyle near the delightful Amersham Old Town Village.





8 SHARDLOES, HP7
 APPROX. GROSS INTERNAL FLOOR AREA 1510.60 SQ FT / 140.34 SQ M. INC. GARAGE
 OTHERWISE, THE BASES IN LISTS ARE NOT TO SCALE. COPYRIGHT © THE BENCH MARK LTD 2008

03032026_1441 Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Energy performance certificate (EPC)		
8 Shardloes Shardloes Road Aylesbury HP7 0RL	Energy rating D	Valid until 19 February 2028
		Certificate number: 8621-7375-2002-0092-0208
Property type Top floor flat	Total floor area 130 square metres	

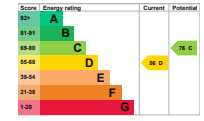
Rules on letting this property

Properties can be let if they have an energy rating from A to E.
 You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standards-guidance) (https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standards-guidance).

Energy rating and score

This property's energy rating is D. It has the potential to be C.
 The graph shows this property's current and potential energy rating.
 Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

See how to [improve this property's energy efficiency](#).



For properties in England and Wales:
 the average energy rating is D
 the average energy score is 60

https://find-energy-certificate.service.gov.uk/energy-certificate/8621-7375-2002-0092-0208?preview

14