



WILSON HEAL



Little Chalfont Office  
Nightingales Corner  
Burtons Lane  
Little Chalfont  
Buckinghamshire  
HP7 9PY

Sales | 01494 764200  
Lettings | 01494 549966



10 Shardeloes  
Missenden Road  
Amersham  
Buckinghamshire  
HP7 0RL

Set within the iconic **Shardeloes** Estate, this elegant first-floor three bedroom apartment forms part of one of the region's most distinguished country house conversions. Beautifully combining heritage character with contemporary living, the property enjoys a privileged position with enchanting views across Shardeloes Lake and the rolling Misbourne Valley.

The accommodation is generously proportioned and thoughtfully arranged, featuring a welcoming reception hall with dining area, an elegant sitting room capturing exceptional outlooks, and a well-appointed kitchen. There are three well-balanced bedrooms, complemented by a stylish contemporary shower room and a separate cloakroom, all finished to a high standard.

[www.wilsonheal.co.uk](http://www.wilsonheal.co.uk)



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**Location:** Shardeloes offers a rare combination of secluded countryside living with excellent access to transport links and everyday amenities, making it particularly desirable. Sitting within extensive private parkland, giving a peaceful, semi-rural feel while remaining conveniently close to local amenities. It is approximately 1 mile from Amersham Old Town, 1.5 miles from Amersham station (Metropolitan Line & Chiltern Railways) and is within easy reach of the A413 and M25. Amersham Old Town offers boutique shops, cafés, and restaurants while the new town provides supermarkets, high street shops, and further dining options.

**Transport:** Amersham railway station offers direct services to London Marylebone and the Metropolitan Line to Baker Street and the City.

**Leisure & Outdoors:** Immediate access to scenic walks around Shardeloes Lake and parkland, the wider Chiltern Hills for countryside pursuits and nearby golf courses and leisure facilities.

Formerly the ancestral home of the Tyrwhitt-Drake family, **Shardeloes** was originally built for William Drake, Lord of the Manor, between 1758 and 1766. This impressive Grade II listed mansion of exceptional architectural and historic significance, has been sympathetically converted into twenty-four luxury apartments, set within approximately 50 acres of parkland overlooking a lake and Misbourne Valley, on the fringes of Amersham Old Town.

Situated on the first floor, this spacious three-bedroom apartment enjoys what are arguably some of the finest far-reaching panoramic views, extending across the beautifully maintained grounds, the lake, and the surrounding Chiltern countryside. The communal entrance serves just three apartments and features a wide staircase rising to the first floor. Upon entering, a generous dining hall provides a welcoming reception space, complete with an adjoining cloakroom and built-in cloaks cupboard. French doors open into the impressive sitting room, which features an elegant Adam-style fireplace and enjoys extensive views over the grounds.

Further French doors lead through to the kitchen, which benefits from a dual aspect and is fitted with a range of hand-painted units and integrated appliances. An inner hall leads from the sitting room to a well-appointed shower room and three bedrooms. Two of the bedrooms are fitted with wardrobes, while the third is currently arranged as a study, complete with a range of fitted furniture including a desk, cupboards, and shelving. The apartment further benefits from access to a wine cellar located under the mansion house as well as parking close to the entrance of the property.

Set within approximately 50 acres of beautifully maintained parkland and gardens, Shardeloes is approached via a long, sweeping driveway through wrought iron gates. The grounds offer picturesque walks with far-reaching views across the lake and the Misbourne Valley, providing a truly tranquil and scenic setting. The property also benefits from two garages, located in blocks a short distance away.

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**Please note** the service charge covers; building insurance, exterior decoration, exterior repairs and maintenance, internal upkeep of communal areas, cleaning of communal areas, electricity in communal areas, communal gardens (which are part of approx. 50 acres - the fields are looked after by a neighbouring farmer), caretaker, rubbish clearance, water and sewerage.

Council Tax Band G

No Ground Rent

Share of Freehold - Lease:999 yrs from 1972

Service Charge: £7,901.89p. The maintenance charge has been paid up until September 2026.

**All fixtures and fittings mentioned in these particulars are included in the sale. All others are specifically excluded. Photographs are reproduced for general information, and it must not be inferred that any item shown is included for sale with the property. Your attention is drawn to the fact that we have been unable to confirm whether certain items included with this property are in working order. Any prospective purchaser must accept that these items may not be in working order and the property is offered for sale on this basis.**

**MAKING AN OFFER:** Due to new Money Laundering Regulations, Estate Agents are now obliged to confirm the identity and address of clients. Accordingly, should you make an acceptable offer to purchase we will ask you for proof of identity (eg: Passport) and proof of address (eg: utility bill). If there is more than one purchaser, then both will have to provide the necessary proof. We have to keep on file copies of the personal documentation you provide. We hope you will understand the need for these checks and we thank you for your anticipated co-operation.



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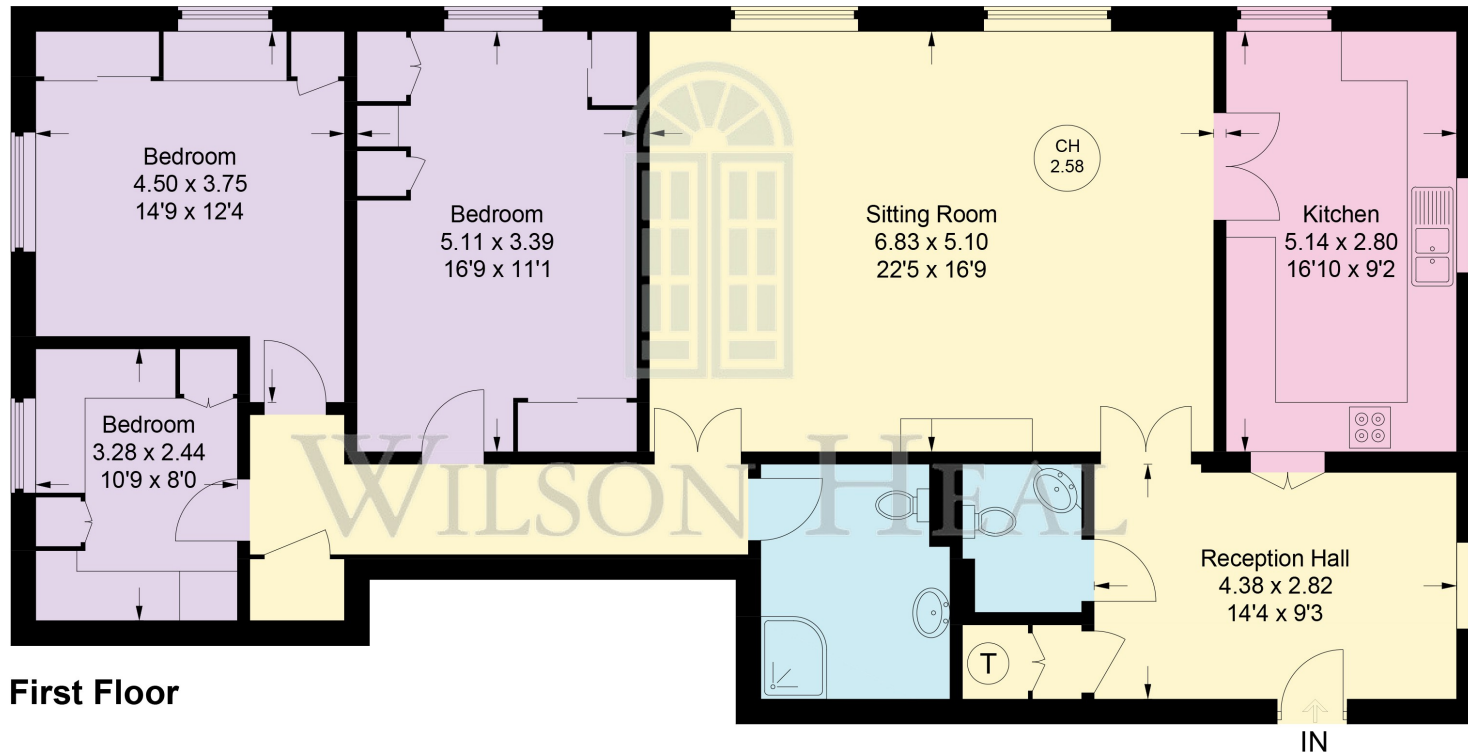
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### Missenden Road

Approximate Gross Internal Area = 127.4 sq m / 1371 sq ft



CH  
2.58 = Ceiling Height



First Floor

Floor Plan produced for Wilson Heal by Media Arcade Ltd ©.  
Illustration for identification purposes only. Window and door openings are approximate. Whilst every attempt is made to assure accuracy in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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