

Hamptons

INTERNATIONAL



The Platt, Amersham, HP7

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OFFERS IN EXCESS OF

£650,000

(£650,000)

Property details



Key features

- **Grade 2 Listed detached cottage**
- **Lots of character**
- **Large conservatory**
- **Good sized garden**
- **Cul de sac location**
- **Workshop/office**
- **Inglenook fireplace.**

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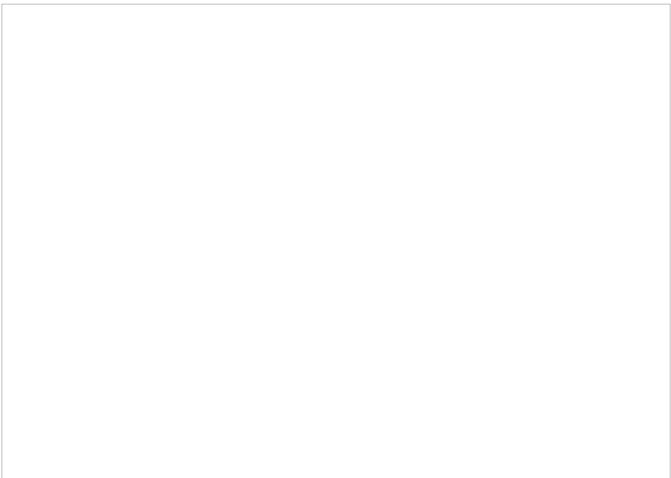
Description

A Grade II Listed detached cottage with a bespoke garden studio, quietly positioned just off Old Amersham Whielden Street. Rose Cottage presents a rare chance to own a beautifully preserved piece of Old Amersham's heritage. Dating back to the 1680s and designated Grade II for its architectural and historical significance, the property is rich in period detail. Features include a magnificent inglenook fireplace with wood-burning stove, original oak floorboards, reclaimed period doors and panelling, iron window fittings and exposed oak beams throughout. In addition to its two well-proportioned bedrooms, the cottage benefits from a spacious conservatory and a bespoke detached studio/workshop set within the rear garden—ideal for creative work or additional storage. Nestled just moments from Old Amersham's renowned restaurants, pubs and boutique shops, this charming home perfectly blends centuries-old character with modern comfort. Outside Rose Cottage is approached via a charming private lane and occupies a peaceful position on the south side of The Platt. A wrought-iron pedestrian gate opens onto a mature, south-facing rear garden that provides a wonderfully private setting. Designed for both relaxation and outdoor entertaining, the garden includes a sunny patio area, a well-kept lawn, beech hedging. At the far end of the garden stands an impressive bespoke vaulted studio/workshop, built just seven years ago. Fully insulated and beautifully finished, it features bronze casement windows, a Rooflight Company rooflight, full power supply, and an adjoining greenhouse. Enjoying delightful views back across the garden towards the timber-framed cottage, this versatile space is ideal for use as a home office, creative studio, or gym.

Situation The historic market town of Amersham enjoys an idyllic setting in the heart of the Chilterns. Within the town is a variety of renowned restaurants, cafes and pubs together with boutique clothing shops. There is also a Tesco superstore within half a mile. For the commuter, Amersham station provides Metropolitan Line services to Baker Street and The City and Chiltern line services to Marylebone. The area is also noted for its excellent schools, with the property falling within catchment for St Mary's Junior and Dr Challoner's Grammar Schools. Entrance criteria for schools can be found at www.buckscc.gov.uk. London and Heathrow can be accessed via junction 2 of the M40 (Beaconsfield) or the M25 at junction 18 (Chorleywood), both of which are within 7 miles. Property Ref Number: HAM-62157









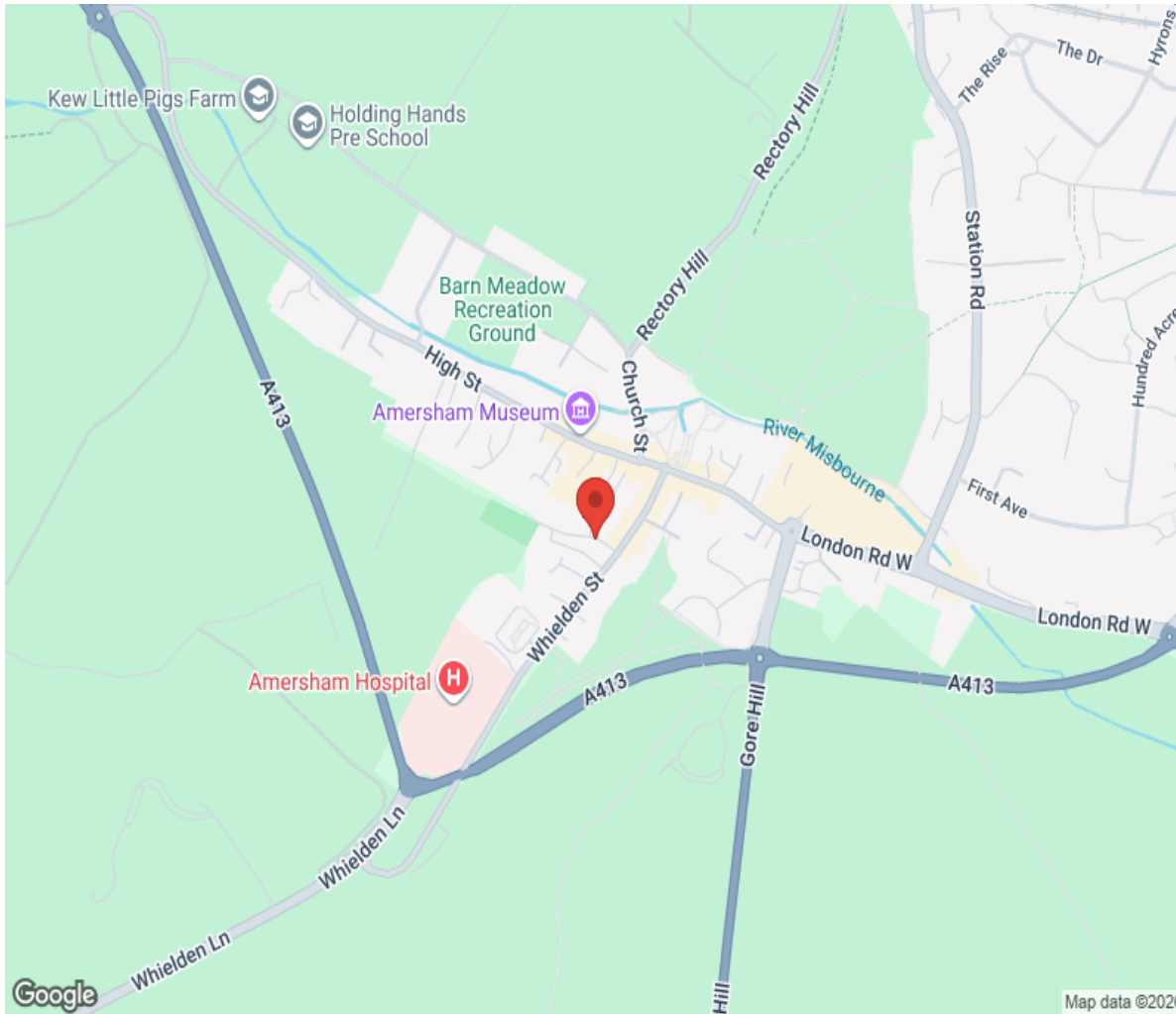
Floor plan

Approximate Area = 794 sq ft / 73.8 sq m
Limited Use Area(s) = 99 sq ft / 9.2 sq m
Outbuilding = 125 sq ft / 11.6 sq m
Total = 1018 sq ft / 94.6 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition.

Location



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+44 (0)20 8618 4551

international@hamptons.co.uk

www.hamptons-international.com