



The Rosary


Coleshill, Nr Amersham

**STRUTT
& PARKER**


BNP PARIBAS GROUP

A splendid Grade II listed country house standing proudly in approximately 1.5 acres of grounds, and offering fabulous potential to restore to its former glory. Additional land available by separate negotiation.


A fine period house dating from the 16th century, with extensive, characterful accommodation. Set in the pretty Buckinghamshire village of Coleshill, nestling in the rolling Chiltern Hills, the property offers flexible living space and includes a two bedroom annexe.




5 RECEPTION ROOMS




6 BEDROOMS




4 BATHROOMS




GARAGING STABLES




1.5 ACRES




FREEHOLD



VILLAGE



4,153 SQ FT



OIE £1,750,000

A photograph of a hallway in a country house. On the right, a wide staircase with light-colored carpeting and a wooden handrail leads upwards. The walls are white and decorated with several framed pictures and a large, ornate gold mirror. On the left, a patterned armchair sits on a rug, next to a wicker basket. The floor is made of dark wood.

The property

The Rosary is a handsome and substantial Grade II listed house, set in the peaceful and picturesque village of Coleshill, surrounded by beautiful Chiltern Hills countryside. Dating originally from the 16th century with later additions, the property offers more than 4,000 square feet of living space with plenty of character details and six bedrooms, there is also a useful two-bedroom annexe flat. Whilst the property requires renovation, there is exciting potential to restore this majestic home.

The ground floor of the main house features a welcoming reception hall to the west with a brick-built fireplace, plus five flexible, comfortable reception rooms in which to relax or entertain. These include the generously proportioned, dual aspect drawing room with an open fireplace, and three large sash windows, which draw plenty of sunlight. There is also a formal dining room, a useful study for private home working and a comfortable sitting room, as well as a garden room with a door opening directly to the garden.

The kitchen has traditional style fitted units and an Aga, as well as space for a breakfast table.

Upstairs the six bedrooms include an impressive principal bedroom, with dressing room and en suite bathroom. One further first-floor bedroom has an en suite bathroom, while there is also a first-floor family bathroom. Four of the six bedrooms in the main house benefit from built-in storage.

The annexe accommodation is located above the garage block and provides almost 700 square feet of comfortable living space. This includes a family room, a kitchen and two double bedrooms, as well as a bathroom. The ground floor offers potential for conversion subject to planning consent.

A photograph of a large, bright living room. A large floral patterned sofa is in the foreground, with a blue armchair and a red sofa to the right. The room has high ceilings, a chandelier, and large windows with light-colored curtains. A patterned rug covers the floor. There is a fireplace on the left wall and a small table with a lamp on the right.

Outside

At the entrance to the property, a five-bar wooden gate provides access to the gravel driveway, which leads to a timber-framed stable block/store shed and a separate garage block, offering secure covered parking for two vehicles, as well as additional storage space. A gated entrance provides access to the paved courtyard, around which the house and annexe are centred. The beautiful courtyard has an ornamental pond at its centre, providing a sheltered sun trap for alfresco dining. Surrounding the house, the garden is mostly laid to lawn, bordered by various mature trees, and established hedgerows. The grounds also include a stone-built outbuilding, which could be used as a summer house or further storage and the old swimming pool, also requiring refurbishment. The grounds extend to approximately 1.5 acres.

Location

The sought after village of Coleshill offers a wide range of amenities, including an excellent primary school, church, two village pubs, village hall, cricket club and tennis courts and boasts a strong and

friendly local community. Coleshill is within the Chiltern Hills National landscape. Nearby Amersham has a range of everyday amenities, including local shops, supermarkets and a railway station both on the Chiltern mainline and on the Metropolitan underground line.

Buckinghamshire is renowned for its excellent and highly-rated range of both primary, secondary and Grammar schools for boys and girls, including the outstanding-rated Dr Challoner's Grammar School and Beaconsfield High School, both within 5 miles.

Connections are excellent by both road and rail. From Amersham, mainline trains to Marylebone take 37 minutes, and the Metropolitan underground takes 49 minutes to Baker Street. Fast and frequent trains leave Beaconsfield station (4.1 miles) reaching London Marylebone in approximately 30 minutes. The M40 (J2) is 5 miles away and the M25 is 10 miles distant. Central London is 28 miles from the house and Heathrow Airport 18 miles.



Distances

- Amersham 2.1 miles
- Beaconsfield 3.6 miles
- Chesham 4.6 miles
- Heathrow Airport 18 miles
- London 28 miles

Nearby Stations

- Amersham

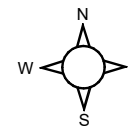
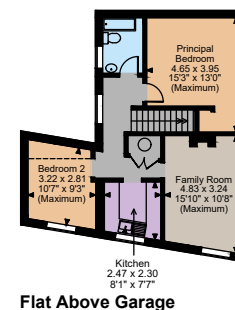
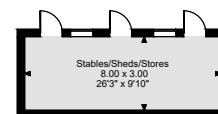
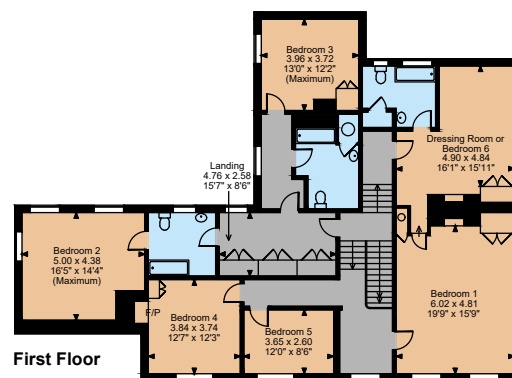
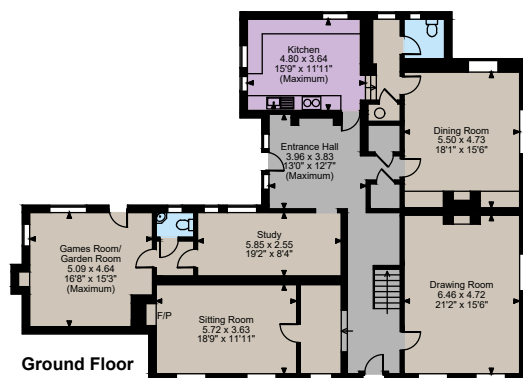
Key Locations

- Old Amersham
- Shardeloes
- Chiltern Open Air Museum
- Bekonscot Model Village & Railway
- Hughenden Manor
- Wycombe Museum
- Coombe Hill Monument
- West Wycombe Park

Nearby Schools

- Dr Challoner's Grammar School
- Beaconsfield High School
- Heatherton School
- The Beacon School
- Chesham Preparatory School
- Gateway School
- Davenies School
- Godstowe Preparatory School
- Wycombe Abbey
- St Mary's School
- Caldicott School
- Dair House School





The position & size of doors, windows, appliances and other features are approximate only.

Denotes restricted head height

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Floorplans

Main House internal area 4,153 sq. ft (386 sq. m)
Garage & Store internal area 697 sq. ft (65 sq. m)
Sheds/Store internal area 520 sq. ft (48 sq. m)
Flat Above Garage internal area 684 sq. ft (63 sq. m)
Total internal area 6,054 sq. ft (562 sq. m)
For identification purposes only.

Directions

HP7 0LB

what3words: ///ideal.races.friend

brings you to the driveway

Additional land

Further land comprising about 4.75 acres and situated opposite The Rosary is available by separate negotiation. This land is predominantly pasture with a small, productive orchard and ideal for an equestrian user.

General

Local Authority: Buckinghamshire Council

Services: Mains electricity, water, and drainage

Council Tax: Band H

EPC Rating: F

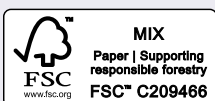
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Gerrards Cross

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