

SHARDELOES

AMERSHAM, HP7 0RL

A grand maisonette set within a Grade 1 Listed historic house.

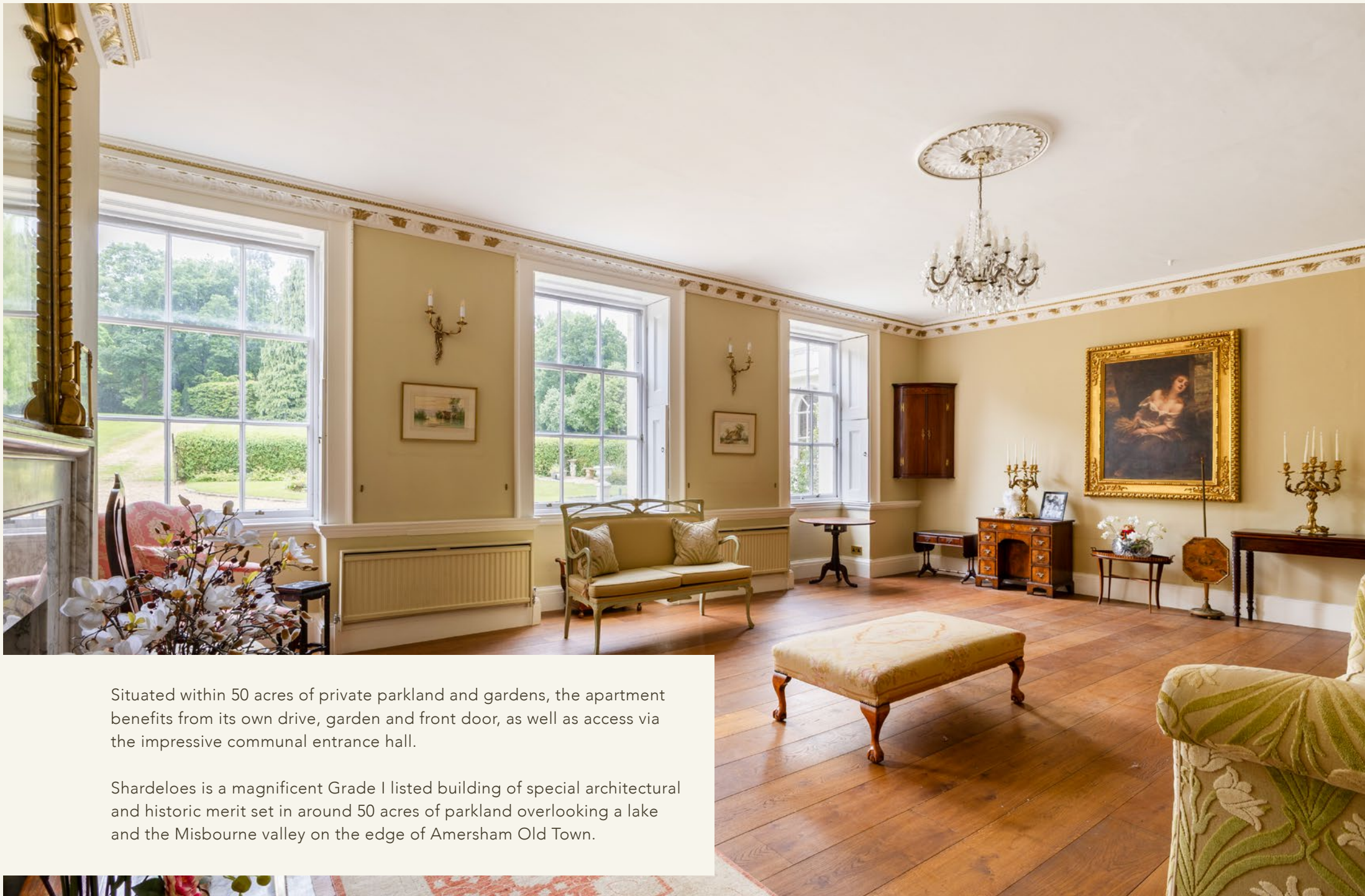


Shardeloes is a magnificent Grade I listed building of special architectural and historic merit set in around 50 acres of parkland overlooking a lake and the Misbourne valley on the edge of Amersham Old Town.

The present house was once the ancestral home of the Tyrwhitt Drake family. The Lord of the Manor William Drake had the house built between 1758 and 1766, mainly designed by Stiff Leadbetter from Eton who was among a group of architects responding to changing fashion within Country Houses. Wanting the latest décor Drake engaged the rising architect Robert Adam to complete much of the decoration and plasterwork. Further interior work was carried out by James Wyatt from 1773. The house was finally built of stuccoed brick, one and a half stories high, with a top balustrade and a grand pedimented portico of stone, with Corinthian columns and pilasters.

The Tyrwhitt Drake family fortunes declined in the 19th and 20th centuries and the house was auctioned off in the 1930s. It was requisitioned as a maternity home at the outbreak of World War II. Uninhabited and neglected by 1953 the newly formed Amersham Society fought for preservation and prevented its demolition. Subsequently the house and its adjoining stable block were beautifully and sympathetically restored and converted into apartments and houses, at first rented and then sold in the 1970s, with all owners sharing the freehold for 999 years.

"Garden Flat" is a most impressive ground floor maisonette located off the grand entrance hall or via its own private driveway and garden to the rear; it is believed to be an original billiard room in part. Offering immense charm and elegance, the apartment has many fine features including handsome period fireplaces and ornate plaster work throughout.



Situated within 50 acres of private parkland and gardens, the apartment benefits from its own drive, garden and front door, as well as access via the impressive communal entrance hall.

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The apartment is well planned with the accommodation placed over two floors. The property can be accessed via the garden hallway with stairs to the first floor and access to the grand and imposing formal drawing room. Three full height sash windows with original shutters flood the room with natural light, bringing focus to the grand fireplace. Located adjacent to the drawing room is the bespoke kitchen/breakfast room.

The inner hallway gives access to a cloakroom, storage cupboard and the main front door of the property which leads to the grand entrance hallway and the front of the house. There is a generous dining room with two full height sash windows and shutters. A unique feature is the summer house, which is known as the Orangery (Grade II* listed) within the private garden and attached to the main building, which the current owners have used as a further dining room, however lends itself to many different uses such as a large home office.





The first floor is accessed via a turning staircase to a landing area with two double storage cupboards, to the far end there is the principal bedroom with ensuite and large walk-in storage. There are three further bedrooms, all served by the well-appointed family bathroom.

Within the cellar, there is an allocated wine storage area.





Private Garden, Parking & Grounds

Garden Flat benefits from its own private garden, accessed via a sweeping driveway. There are iron gates opening to an area laid to shingle with ample parking. An area laid to lawn and patio to the front of the orangery and giving access to the garden hallway.

Shardeloes stands prominently within its 50 acres of parkland and gardens and is approached via a long sweeping driveway through wrought iron gates. The grounds offer lovely walks through the Chiltern countryside; there are far reaching views across the lake and Misbourne valley. There are garages for the residents located in blocks to the rear of the main house - Garden Flat owns two.

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.



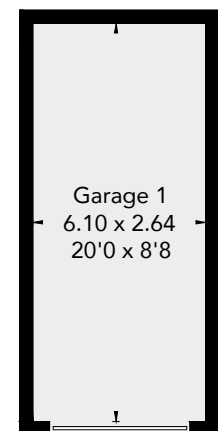


Location

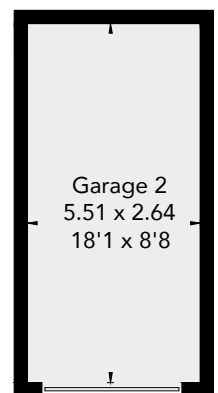
Shardeloes, prominently positioned within its parkland grounds of about 50 acres and surrounded by glorious countryside, is approached via an impressive long private driveway off a roundabout on the A413.

A further turning off the same roundabout leads into Amersham Old Town with its historic High Street of period buildings, cottages, boutique shops, restaurants and coaching inns. Amersham on the Hill, about two miles away, provides comprehensive shopping facilities and amenities together with the Metropolitan/Chiltern Line station offering a regular London commuter service to Baker Street/Marylebone respectively.

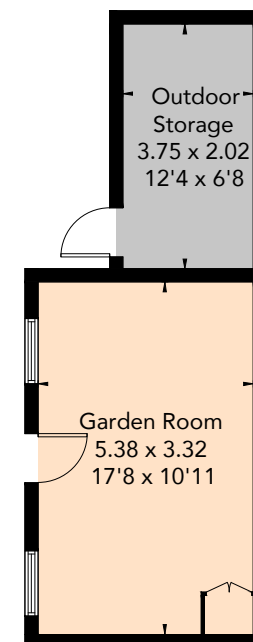
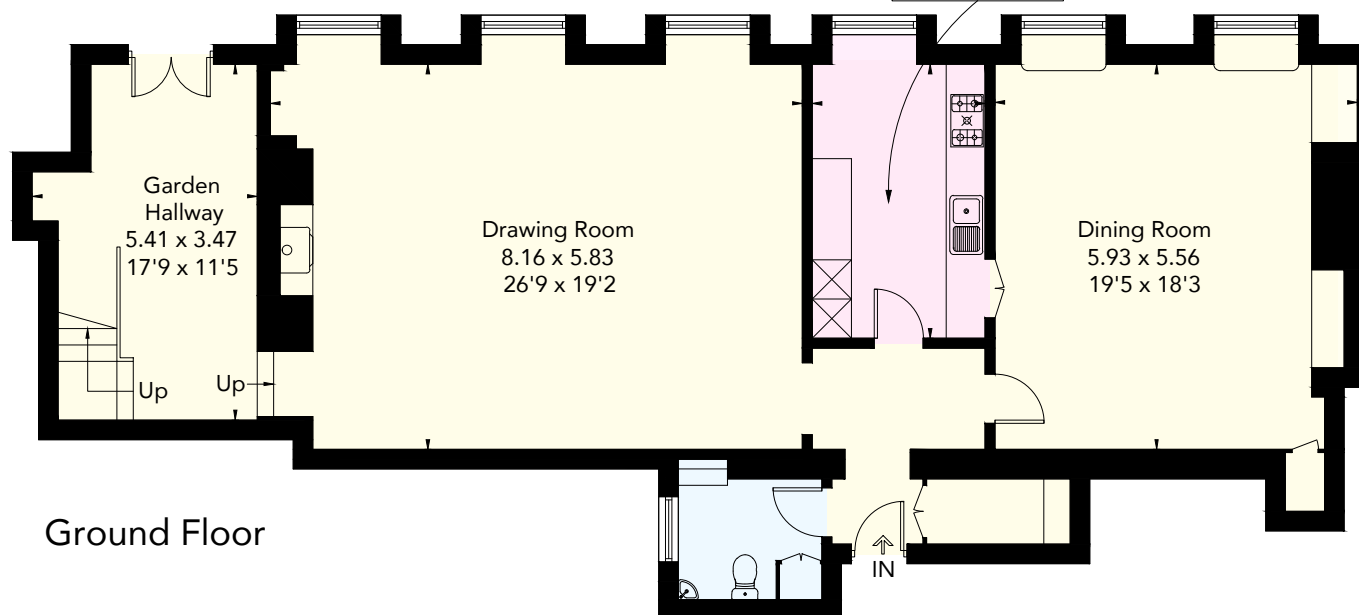
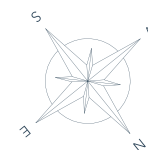
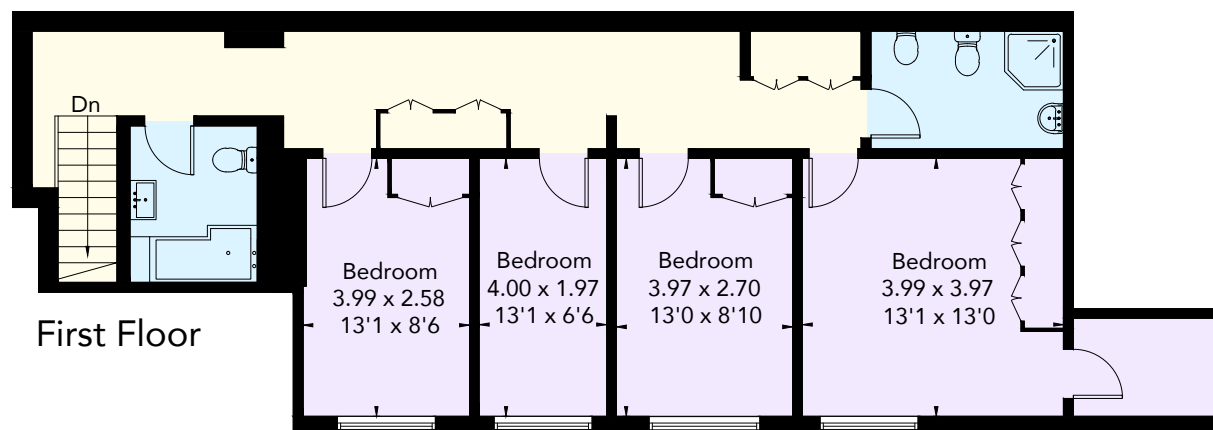




(Not Shown In Actual
Location / Orientation)



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SHARDELOES

LONDON, HP7 0RL

Approximate Floor Area

2,328 ft² / 216.3 m²

Outbuildings

604 ft² / 56.1 m² (Including Garages)

Total

2,932 ft² / 272.4 m²



Tedworth Property

This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition. All measurements, including the floor area, are approximate and for illustrative purposes only.



Asking Price: £1,350,000
Tenure: Share of Freehold (946 Years)
Local Authority: Chiltern
Council Tax: Band F

EPC EXEMPT
 Grade I & Grade II Listed Building









Tedworth Property

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Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.