



REGENT
ESTATES

VILLAGE ROAD, AMERSHAM

£1,375,000 Freehold

ACCOMMODATION

Set within approximately 0.44 acres in the highly sought-after village of Coleshill, this exceptional development opportunity enjoys far-reaching views across open countryside in a truly tranquil setting. With full planning permission granted, the site presents a rare chance to create a bespoke four-bedroom self-build home that combines contemporary comfort with timeless rural character.

Walled Acre is positioned on Village Road, within easy reach of Amersham, and lies in the heart of Buckinghamshire. The village benefits from a peaceful countryside atmosphere while remaining well connected to local amenities, highly regarded schools, and transport links.

Occupying an enviable position within a Green Belt Row of Dwellings and the Chilterns National Landscape, the site offers a setting of outstanding natural beauty and long-term protection. The elevated plot provides uninterrupted views over open fields, enhancing both privacy and sense of space.

Planning permission has been granted for the demolition of the existing dwelling and outbuilding, with consent for a 1.5-storey, four-bedroom self-build home. The approved design carefully balances modern living with traditional rural proportions, offering flexibility for a purchaser to create a truly individual family home.

The scheme also includes a new detached garage/outbuilding alongside thoughtfully designed landscaping to complement the surrounding countryside and maximise the site's potential.

This is a rare and compelling opportunity to design and build a dream home in one of Buckinghamshire's most desirable villages, while enjoying convenient access to Beaconsfield and excellent commuter connections to London.

Planning Reference: PL/25/1177/FA

LOCATION

OUTSIDE

IMPORTANT NOTICE

1. These sales particulars have been prepared from information supplied by the vendors and information collated by Regent Estates.
2. Confirmation has been sought from the vendors to confirm these particulars accuracy.
3. All measurements given have a tolerance of 3" in accordance with RICS Code of Measuring Practice.
4. None of these appliances, plumbing or electrics mentioned within these particulars have been tested by ourselves, prospective purchasers are urged to check their condition before entering in to purchase.

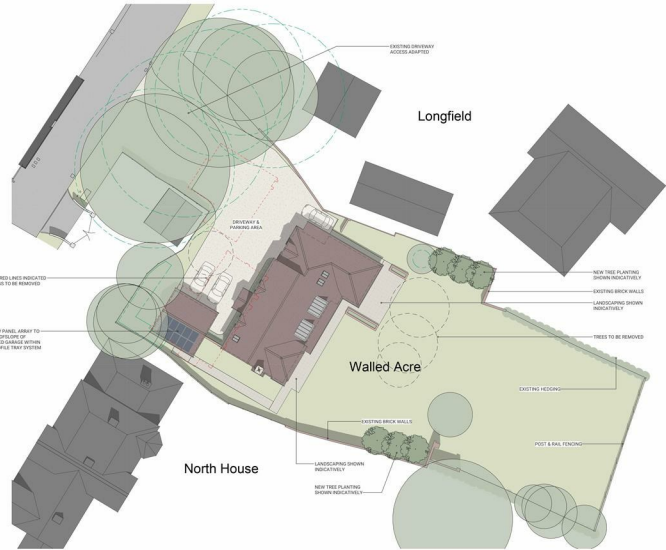
VIEWING

Strictly by appointment through Regent Estates.

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DATE: 02/02/25
DRAWN: DBR
SCALE: 1:500
SHEET: A2

PLANNING
WALLED ACRE, VILLAGE ROAD,
COLESHILL
SITE LAYOUT
02/02/25 DBR 1:500 A2
2422/P/050/
info@codearchitects.co.uk / www.codearchitects.co.uk
CODE.



DATE: 02/02/25
DRAWN: DBR
SCALE: 1:500
SHEET: A2

PLANNING
WALLED ACRE, VILLAGE ROAD,
COLESHILL
FRONT & REAR ELEVATIONS
02/02/25 DBR 1:100 A2
2422/P/201/
info@codearchitects.co.uk / www.codearchitects.co.uk
CODE.



DATE: 02/02/25
DRAWN: DBR
SCALE: 1:500
SHEET: A2

PLANNING
WALLED ACRE, VILLAGE ROAD,
COLESHILL
BLOCK PLAN
02/02/25 DBR 1:500 A2
2422/P/L02/
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