
REGENT
ESTATES

VILLAGE ROAD, AMERSHAM

£1,200,000 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.

Planning Reference: PL/25/1177/FA

Buyers Information:

LOCATION

OUTSIDE

IMPORTANT NOTICE

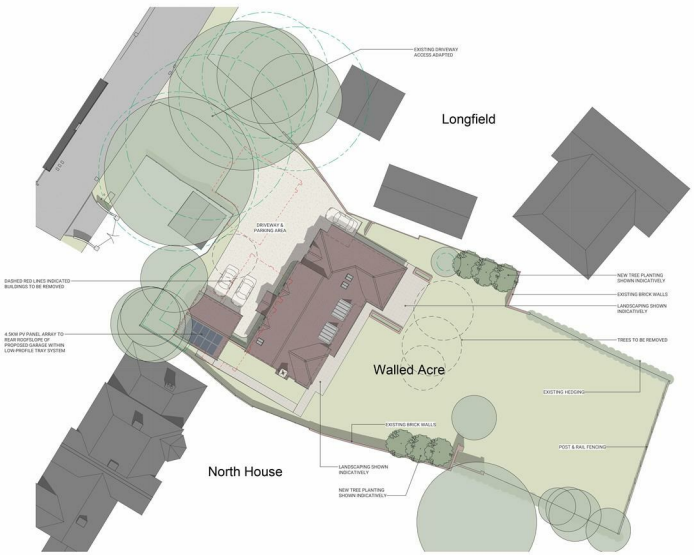
1. These sales particulars have been prepared from information supplied by the vendors and information collated by Regent Estates.
2. Confirmation has been sought from the vendors to confirm these particulars accuracy.
3. All measurements given have a tolerance of 3" in accordance with RICS Code of Measuring 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.

01442 877878
141-143 High Street, Berkhamsted, Herts,
HP4 3HH

Email: info@regent-estates.com
www.regent-estates.com



PLANNING

WALLED ACRE, VILLAGE ROAD, COLESHILL

SITE LAYOUT

PRO SIZED	DRAWN	SCALE SIZ	SHEET
02/02/25	DBR	1:500	A2

2422/P/050/

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CODE.



North-East Elevation



South-West Elevation

PLANNING

WALLED ACRE, VILLAGE ROAD, COLESHILL

FRONT & REAR ELEVATIONS

PRO SIZED	DRAWN	SCALE SIZ	SHEET
02/02/25	DBR	1:100	A2

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PLANNING

WALLED ACRE, VILLAGE ROAD, COLESHILL

BLOCK PLAN

PRO SIZED	DRAWN	SCALE SIZ	SHEET
/	DBR	1:500	A2

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WALLED ACRE, VILLAGE ROAD, COLESHILL, AMERSHAM, BUCKINGHAMSHIRE, HP7 0LQ

REGENT ESTATES

TELEPHONE: 01442 877878

141-143 High Street, Berkhamsted,
Herts, HP4 3HH
Email: info@regent-estates.com
www.regent-estates.com