



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

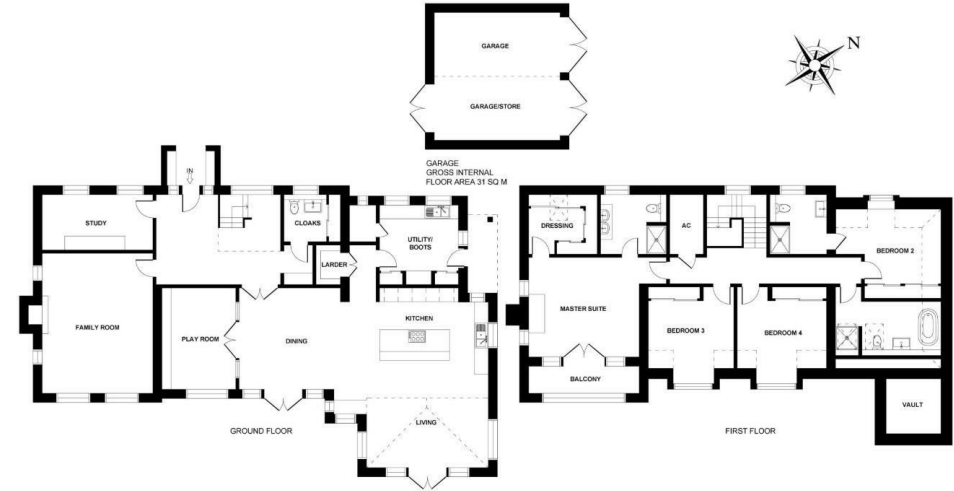
Strictly by appointment through Regent Estates.

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

Email: [info@regent-estates.com](mailto:info@regent-estates.com)  
[www.regent-estates.com](http://www.regent-estates.com)







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](mailto:info@regent-estates.com)  
[www.regent-estates.com](http://www.regent-estates.com)