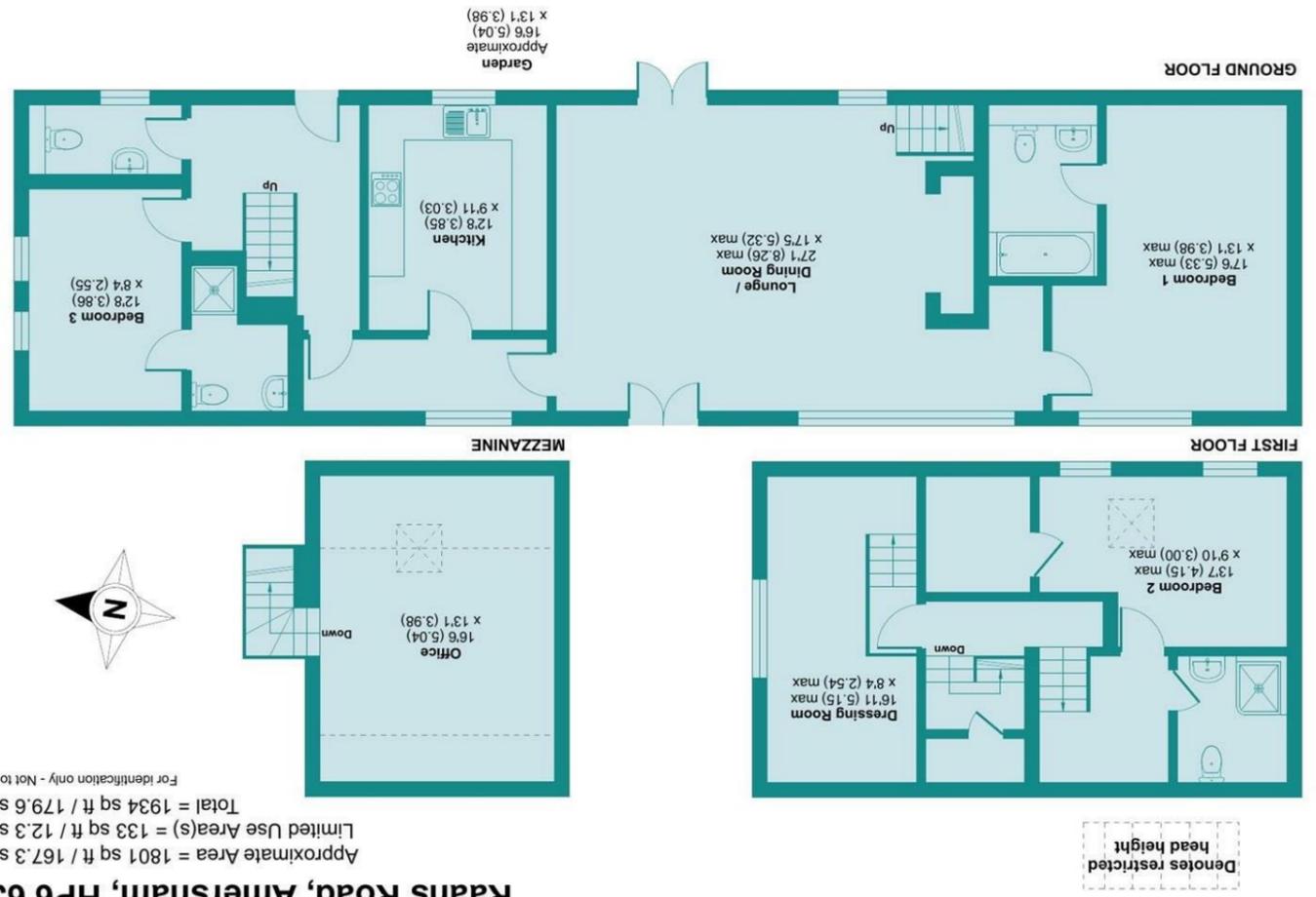


Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © mhc.com 2025



England & Wales	
EU Directive	2002/91/EC
Not energy efficient - higher running costs	1-200
A	95-100
B	81-91
C	69-80
D	55-65
E	39-54
F	21-38
G	1-20

Energy Efficiency Rating: **G**

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

LOCAL AUTHORITY
Chiltern

TENURE
Freehold

COUNCIL TAX BAND
G

VIEWINGS
By prior appointment only



GUIDE PRICE
£995,000
RAANS ROAD
AMERSHAM, HP6 6JP

PROPERTY SUMMARY

Nestled at the end of Raans Road in the charming town of Amersham, The Potato Barn is a stunning barn conversion that beautifully marries rural charm with contemporary living. This exceptional property spans an impressive 1,801 square feet and is part of an exclusive courtyard development, where other oak-framed barns have been thoughtfully transformed into elegant homes, each showcasing a unique barn-style exterior and rich historical character.

Upon entering, you are greeted by a welcoming hallway that leads to a stunning lounge and dining area. This impressive space features a full-height vaulted ceiling adorned with original oak beams, creating a warm and inviting atmosphere perfect for both relaxation and entertaining. The minstrel gallery or studio adds a unique touch, offering a versatile area that can be tailored to your needs. The modern kitchen is equipped with fitted appliances and elegant wooden worktops, providing both functionality and style for the culinary enthusiast. There are 2 bedrooms on this level. One with an ensuite bathroom and another with an ensuite shower room. A downstairs WC adds to the practicality of the layout. First floor accommodates an additional double bedroom with its own ensuite shower room and dressing room.

Set within a picturesque courtyard that once served as the original farmyard, the property offers a large private garden. With parking available for up to four vehicles, convenience is assured. The Potato Barn is ideally situated, providing easy access to local shops and the Met Line station.

This charming home is offered with the added benefit of no upper chain, ensuring a smooth transition into your new abode. There is a modest service charge of £100 per month covering the maintenance of communal areas. We invite you to book a viewing today and experience the allure of The Potato Barn for yourself; you will not be disappointed.

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