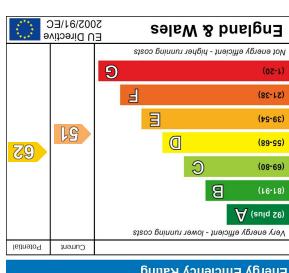


Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants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

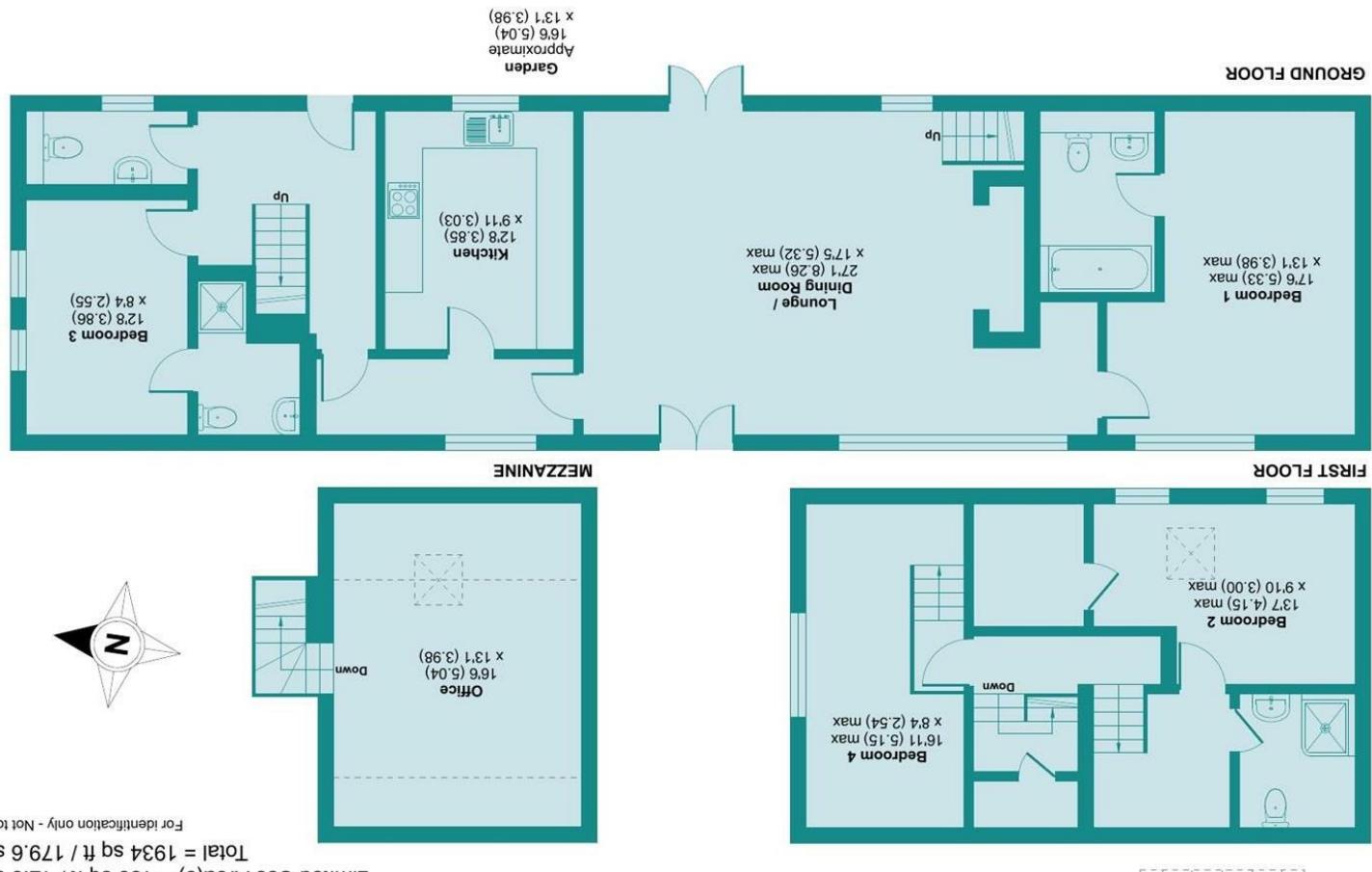
Produced for James Estate Agents. Ref: 1324092
Floor plan produced in accordance with RICS Property Measurement Standards (IPMS2 Residential). © mchecomm 2025.



BY prior appointment only
VIEWINGS
COUNCIL TAX BAND
TENURE
CHILTERN
LOCAL AUTHORITY
FREEHOLD

Approximate Area = 1801 sq ft / 167.3 sq m
Limited Use Area(s) = 133 sq ft / 12.3 sq m
Total = 1934 sq ft / 179.6 sq m
For definition only - Not to scale

Raans Road, Amersham, HP6 6JP



PROPERTY SUMMARY

The Potato Barn, is a unique barn conversion set in a rural location at the end of Ranns Road on the eastern side of Amersham. The location has easy access to Amersham shops and Met Line station. It is set within a courtyard of other oak framed barns, that have been creatively converted into an exclusive group of substantial residential properties all with similar barn style exteriors and an interior packed full of period character. The main buildings form three sides of a courtyard that would have been the original farm yard. Converted to residential use on or around the year 2000. The living space offers a spacious double aspect lounge with a full height vaulted ceiling featuring original oak beam roof structures, as does the main bedroom which has an en-suite bathroom. There are three further bedrooms, two with en-suites, a minstrel gallery/studio and a traditional style kitchen. The Potato Barn enjoys the benefit of a good size garden along with private parking for multiple vehicles. Experience this lovely property with the benefit of no upper chain by booking a viewing today, You will not be disappointed. Service Charges: £100 PCM (maintenance of Septic Tank, communal gardens, parking, electricity and water for communal areas

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