



## COUNTRY PROPERTY WITH ANNEXE AND EQUESTRIAN FACILITIES

SHERCOT, RIGNALL ROAD, GREAT MISSENDEN, BUCKINGHAMSHIRE, HP16 9PE

Freehold





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SHERCOT

RIGNALL ROAD, GREAT MISSENDEN  
BUCKINGHAMSHIRE, HP16 9PE

**Freehold**

**Main House:** hall • cloakroom • living room • family room  
• dining room • kitchen/breakfast room • utility room  
• 4 bedrooms • 2 en suite bathrooms • shower room

**Annexe:** cloakroom • sitting room • kitchen • 2 bedrooms  
(1 ground floor, 1 first floor) • en suite wet room and en suite  
bathroom

**Outbuildings:** double garage with tractor store and workshop  
• 3 stables and tack room • open bay storage and 2 further  
stables • long shed • field shelters

**Gardens, paddocks and ménage:** in total about 6 acres

EPC Rating C

## Description

Shercot is an attractive detached property with an attached self-contained annexe which occupies formal gardens with paddocks beyond totalling about 6 acres.

The main house provides a spacious layout with three formal reception rooms and a large family sized kitchen/breakfast room, the heart of the house. Upstairs there are four bedrooms with the master and guest bedrooms both benefitting with en suite bathrooms.

The 'cottage' linked to the house by a lobby from the kitchen provides self-contained accommodation for an au pair, family member or potential rental income for example, comprising a sitting room, kitchen and two bedrooms (one ground floor and one first floor) both with en suite facilities.

Shercot will undoubtedly appeal to the equestrian enthusiast with various outbuildings including a stable block of three stalls plus tack room and two further stables at the end of open bay storage. There is a long shed, now in a state of disrepair. A detached double garage with integral workshop and stores provides further storage for vehicles and tractors.





The house is surrounded by formal gardens and a ménage in between the three post and rail paddocks which borders woodland on the ridge.

#### **Situation**

The property is located off Rignall Road which leads from Great Missenden along the Hampden Valley through glorious Chiltern countryside. Great Missenden about one mile away has its picturesque High Street of period buildings, boutique shops, cafes and restaurants together with the Chiltern Line station offering a regular London commuter service into Marylebone. The A413 links Amersham (about 8 miles) to Aylesbury (about 10 miles).

#### **Energy Performance**

A copy of the full Energy Performance Certificate is available upon request.

#### **Viewing**

Strictly by appointment with Savills.





## FLOOR PLANS

Approximate IPMS2 Floor Area =

House = 250.4 sq m / 2695 sq ft

Annexe = 78.7 sq m / 847 sq ft

Total = 329.1 sq m / 3542 sq ft

Garage incorporating Workshop and Store = 56.3 sq m / 606 sq ft

Stables = 60.8 sq m / 654 sq ft

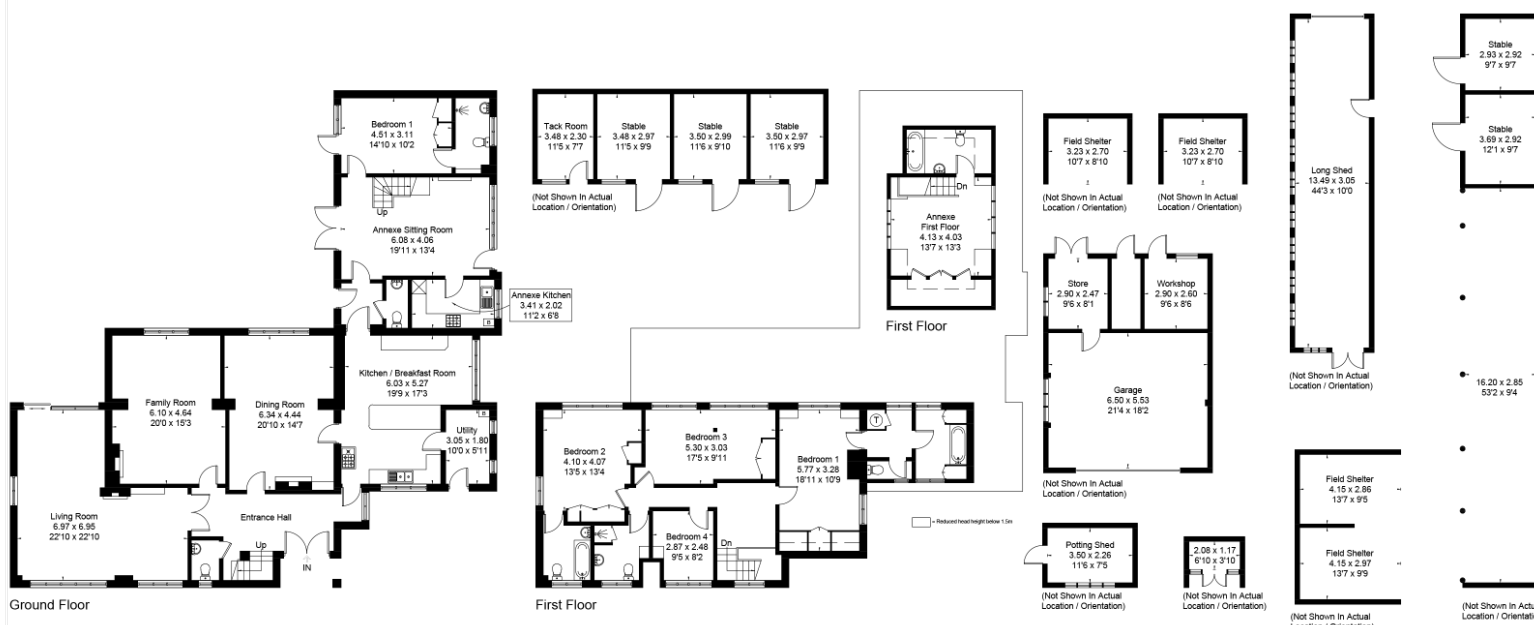
Outbuildings = 51.5 sq m / 554 sq ft

Limited Use Area = 15 sq m / 162 sq ft

**Total = 512.7 sq m / 5518 sq ft** (Excluding Field Shelters)

For identification only. Not to scale.

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