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Shercot  
Rignall Road, Great Missenden, HP16 9PE



# Shercot

## Ground Floor

Entrance Hallway

Living room

Dining Room

Family Room

Kitchen Breakfast Room

Cloakroom

Utility Room

## First Floor

Principle Bedroom

En suite Dressing and Bathroom

Bedroom Two

En Suite Bathroom

Bedroom Three

Bedroom Four

Family Bathroom

## Annexe Ground floor

Living Dining Room

Kitchen

Bedroom One with En suite Shower room

First floor

Bedroom with En Suite Shower Room

First Floor

Bedroom With En-Suite Bathroom













Tucked away in the heart of the Chiltern Hills AONB, Shercot offers a rare opportunity to acquire a spacious family home with excellent equestrian amenities, set within just over 7 acres of grounds. This unique property includes a four-bedroom main house, a two-bedroom self-contained annexe, and an array of outbuildings and paddocks, all enjoying privacy and open countryside views.

Positioned just over a mile from the charming village of Great Missenden and within easy reach of Amersham and Wendover, the location offers a superb balance of tranquillity and accessibility. The Main House Accessed via a gated entrance off Rignall Road, the house is set well back from the road and surrounded by mature gardens. The ground floor is arranged around a central hallway and includes three separate reception rooms—each with character features such as original brick fireplaces and leaded windows. The L-shaped sitting room is light-filled and dual aspect, with French doors opening onto the rear garden. The kitchen/breakfast room is well-sized with granite worktops, tiled flooring, a peninsula unit, and a Rangemaster cooker, with multiple access points including from the utility room, garden and annexe. There is also a convenient cloakroom beneath the stairs. Upstairs, the main house comprises four bedrooms (three doubles and one single). Bedroom one features an en suite with separate WC and bathroom. Bedroom two also has an en suite and built-in storage, while the remaining rooms share a family shower room and separate WC.

The Annexe Interlinked but independently accessible, the two-bedroom annexe provides excellent space for multi-generational living, guest accommodation or staff quarters. The layout includes a ground floor sitting room with French doors, a fitted kitchen, cloakroom, and one double bedroom with en suite shower room.

Upstairs, there is a second dual-aspect bedroom with its own en suite bathroom. This annexe benefits from its own entrances at both front and rear, offering privacy and flexibility. Grounds & Gardens The house sits centrally within its plot, surrounded by landscaped gardens and bordered by mature trees and natural hedging.

A large lawn area, potentially once a tennis court, lies to the front, with further lawns wrapping around to the rear and leading toward the paddocks and woodland backdrop. Equestrian Facilities Shercot is perfectly equipped for equestrian use, featuring: A floodlit menage with sand and shredded rubber surface

Three primary stables and a tack room Two additional stables integrated into a long open bay outbuilding Two timber field shelters (one double, one single) Approximately 7 acres of land divided into three fenced paddocks A timber storage shed (approx. 44 ft.) for hay, tools or machinery Outbuildings & Parking A detached double garage (approx. 21 ft. x 18 ft.) sits beside the house, offering power, lighting, and further secure storage via a rear workshop and integral store.

Driveway parking is ample for several vehicles.

Development Potential Shercot presents the exciting possibility of creating a brand-new home. Planning consent has already been granted for the construction of a contemporary three-storey replacement dwelling, totalling in excess of 5,000 sq. ft. (Ref: PL/22/0927/FA). Location & Schooling Great Missenden offers a variety of shops, cafes and amenities along its historic high street. It's also home to the Roald Dahl Museum, a cricket club and scenic walking routes. The property lies within catchment for Great Missenden C of E School and several highly regarded grammar schools in Aylesbury, Chesham, High Wycombe and Little Chalfont.

EPC EER: C







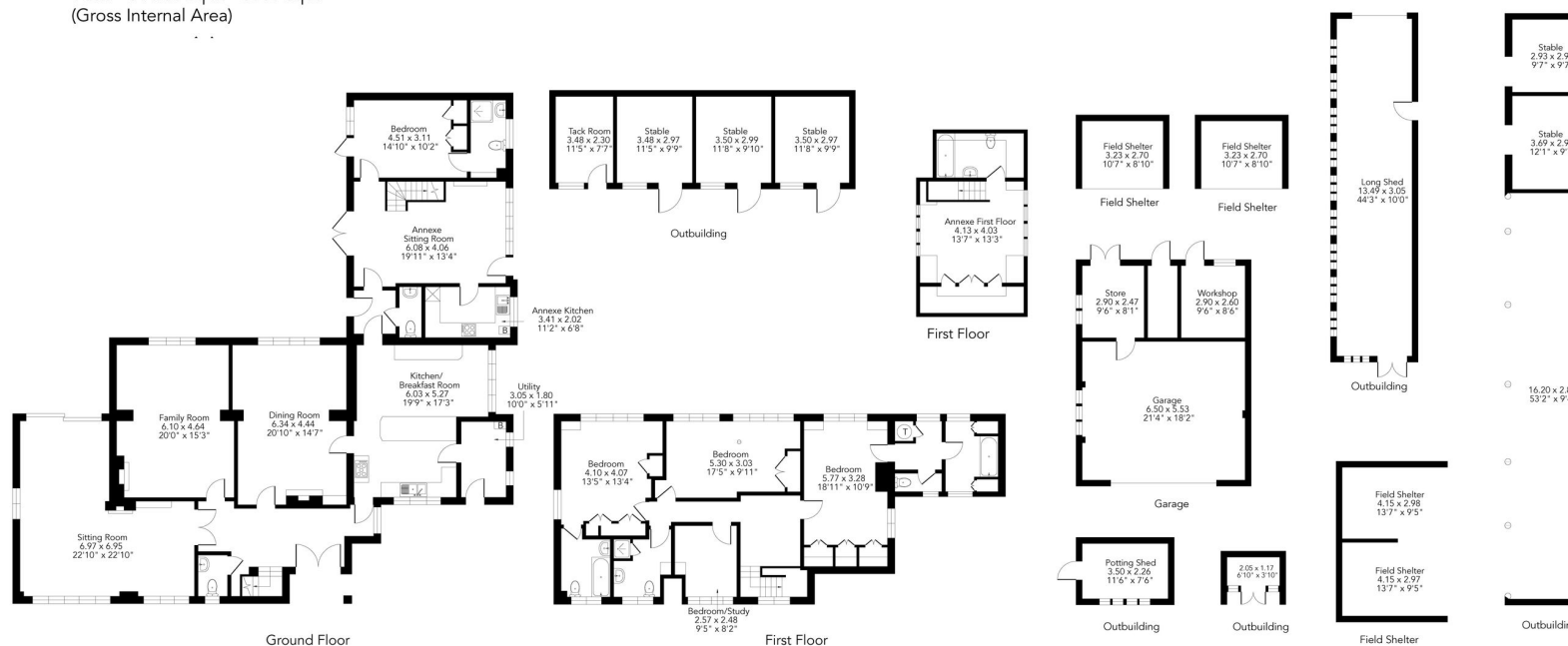


#### APPROXIMATE FLOOR AREA

House - 250.40 sq m - 2695 sq ft  
Annexe / Outbuildings - 262.30 sq m - 2823 sq ft  
Garage - 57.08 sq m - 614 sq ft  
Field Shelter - 42.08 sq m - 453 sq ft  
Total - 611.86 sq m - 6585 sq ft  
(Gross Internal Area)

#### NOT TO SCALE

This plan is for illustration purposes only



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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