

WILLOW HOUSE

High Street, Old Amersham, Buckinghamshire



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147 High Street,
Old Amersham,
Buckinghamshire, HP7 0EB

Unique Period Property In The Heart Of The Old Town

Reception hall ♦ Two cloakrooms ♦ Drawing room ♦ Dining room ♦ Studio ♦ Kitchen
♦ Breakfast room ♦ Sitting room ♦ Master bedroom with en suite dressing room and shower room ♦ 5 Further bedrooms
♦ Study/bedroom 7 ♦ 2 Bathrooms
♦ Landscaped rear garden ♦ Parking spaces

Note: Garage available by separate negotiation

*Amersham on the Hill
(Metropolitan/Chiltern Line) 1 mile
Beaconsfield 5 miles
Heathrow Airport 20 miles
Central London 32 miles
All distances approximate*





Unique Period Property In The Heart Of The Old Town

Description

An impressive Grade II listed period residence incorporating the original coach house and stable block to create a unique property.

If required there is the opportunity for part to be changed into a self-contained annexe for a relative, guests or potential rental income.

The prominent double fronted Georgian part is believed to have once been the dowager's house on the Drake family's Shardeloes estate. Parts are believed to date from the Tudor period when the front door was at the side which is still present, leading into the studio.

Offering a wealth of original charm and character the accommodation is beautifully presented throughout. The front door most commonly used is the middle one of the three which leads into the welcoming reception hall with a door leading into the elegant double drawing room with two pairs of sash windows either side of the original front door. There is a feature fireplace at each end. The extended dining room which overlooks the rear garden, is flooded by natural light from windows and two skylights. The breakfast room is open plan with two steps to the kitchen, superbly fitted with custom made units with Corian worktops incorporating twin sinks. There is an Aga, integrated fridge/freezer and dishwasher. A doorway leads into a sitting room for everyday use. This room together with the utility room plus a second staircase leading to the bedrooms above, could be utilised as a separate annexe if required. Bedroom seven is currently used as a study with a range of bespoke fitted office furniture.

Upstairs the master bedroom suite has a dressing room with a comprehensive range of fitted wardrobes and dressing table and a well-appointed shower room accessed either from the main landing or 'back staircase' into the kitchen.

There are a further three bedrooms and a family bathroom in the Georgian part with high ceilings.









A further feature is the beautifully landscaped rear garden which won a Natural Landscape award in 2006. Designed for ease of maintenance there are idyllic areas of patio and decking for relaxing and entertaining with well stocked shaped beds and planters, pergola and water feature. In the corner there is a brick-built outhouse. A gate at the rear leads to a footbridge over a stream onto Barn Meadow which offers open green space for both sporting and recreational pursuits.

There are two off-street parking spaces available through an archway on the other side of the High Street. These are adjacent to a large modern two car garage which could be acquired as a separate purchase.

Situation

Willow House is in a prominent position on the High Street which runs through the heart of the picturesque old town with the collection of period buildings including cottages, boutique shops, cafes, restaurants and public houses. Landmark buildings include Market Square, St Mary's Church and The Kings Arms coaching inn. Tesco superstore is located at the bottom of Station Road which leads up the hill to Amersham on the Hill, about a mile away, which provides comprehensive shopping facilities including Waitrose and Marks & Spencer food halls as well as a selection of coffee houses and restaurants.

Amersham Metropolitan/Chiltern line station offers a regular London commuter service to Baker Street/Marylebone respectively.

The M25 is accessible at J18 Chorleywood and the M40 at J2 Beaconsfield, both providing access to the general motorway network and London airports.

The area is renowned for its excellent educational facilities including highly ranked Dr Challoner's Grammar School for boys in Amersham and Dr Challoner's High School for girls in nearby Little Chalfont.

Local Authority

Chiltern District Council

Viewing

Strictly by appointment with Savills

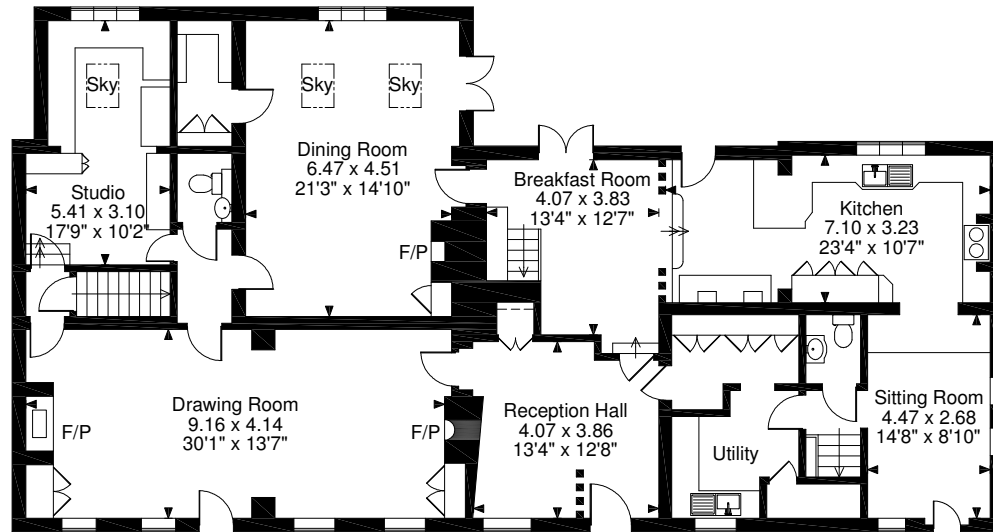
FLOORPLANS

Main House gross internal area = 3,625 sq ft / 337 sq m

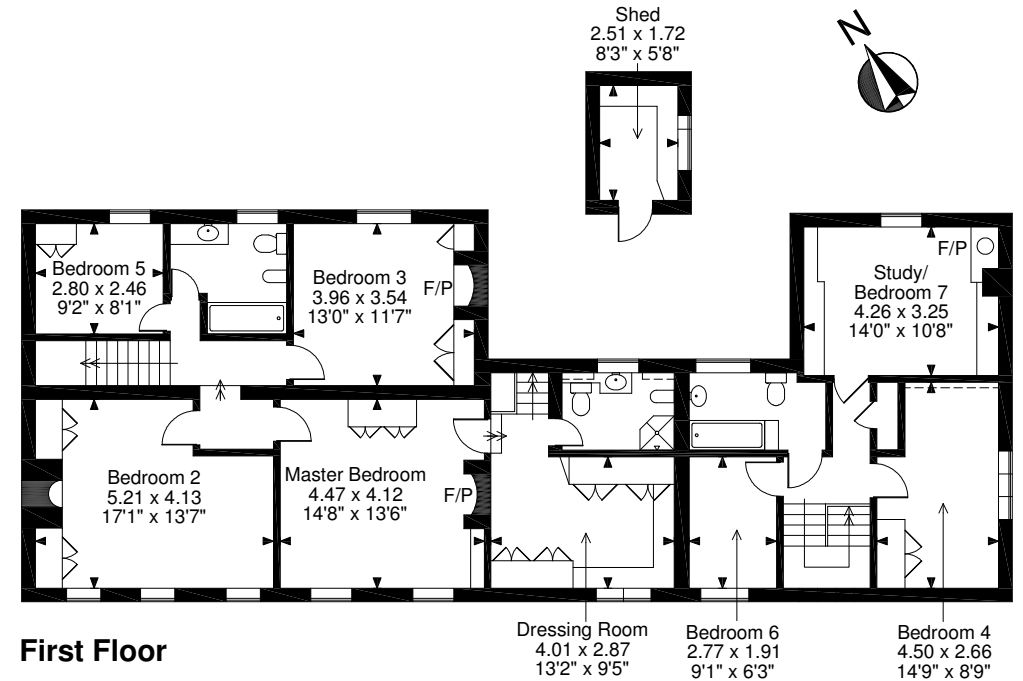
Shed gross internal area = 46 sq ft / 4 sq m

Total gross internal area = 3,671 sq ft / 341 sq m

For identification purpose only. Not to scale.



Ground Floor



First Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ Denotes restricted head height

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