



# Exceptionally well presented character home

**Greystead, Quill Hall Lane, Amersham, Buckinghamshire, HP6 6LU**

Guide £1,695,000 Freehold





Entrance hall • living room • dining room • study • kitchen/breakfast room • utility room • 4 double bedrooms • 2 bath/shower rooms • garage • landscaped gardens • EPC Rating =D

### Description

Greystead is a handsome 1920's detached family home, greatly improved to provide exceptionally well presented accommodation throughout, thoughtfully highlighting many original features but with a contemporarily twist perfect for modern family living.

Arranged around a generous hallway, the adaptable living comprises three formal receptions including an elegant double aspect living room with feature fireplace and sliding doors opening out onto the rear garden, and a separate study/home office. Ideally positioned in the central of the house is a superb kitchen/breakfast room, elegantly designed and comprehensively fitted to provide an relaxed and informal family area. Adjacent to this is a further versatile reception room currently used as a formal dining room.

On the first floor the principle bedroom has a remodelled and well-appointed en suite shower room along with a walk in wardrobe. There are three further good size double bedrooms, all with built in/ fitted wardrobes, served by a remodelled family bath & shower room.

The property is set back well on its mature plot with a gated frontage providing ample parking and giving access to the integral garage. The rear gardens are mainly laid to lawn with an extensive patio area providing a perfect outside entertaining space. The gardens are well screened and secluded with mature hedging.

### Situation

Quill Hall Lane is located off Chestnut Lane, one of Amersham's most sought after residential roads, with the property located a little over a mile from Amersham on the Hill centre and Metropolitan/Chiltern line station to Baker Street/ Marylebone respectively.

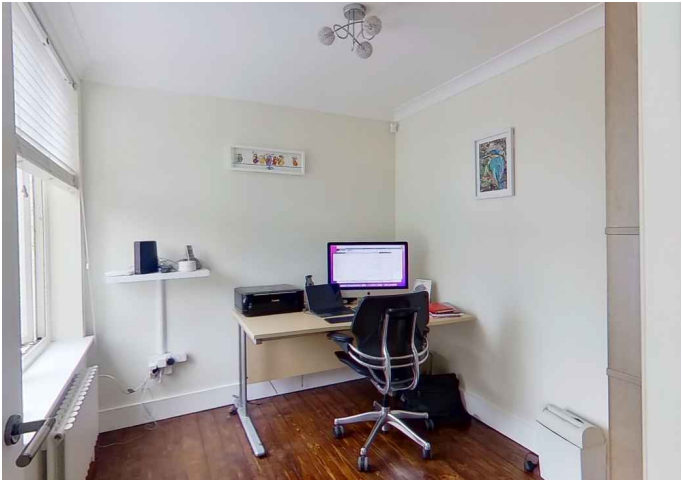
The area is renowned for its excellent educational facilities including Dr Challoners' Grammar School for boys and Dr Challoners' High School for girls in nearby Little Chalfont and Chesham Grammar School. Independent Schools include The Beacon for boys aged 3-13 and Heatherton House for girls aged 3-11, both also in Amersham.

**Council Tax:** Band = G

**Viewing:** Strictly by appointment with Savills.









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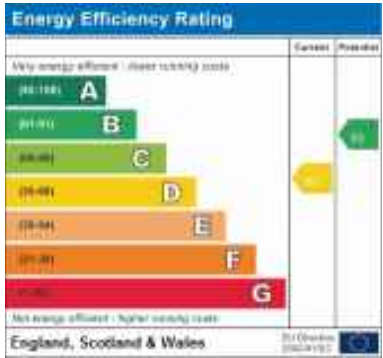
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**01494 725636**  
amersham@savills.com

Approximate Gross Internal Area  
Ground Floor = 114.5 sq m / 1,232 sq ft  
First Floor = 83.6 sq m / 900 sq ft  
Total = 198.1 sq m / 2,132 sq ft



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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