

5 Bed End Of Terrace In Willow House High St, Amersham, HP7 0EB £2,850,000





## SHORT DESCRIPTION

Property Ref: 16863 Willow House is an impressive Grade II listed period residence incorporating the original coach house and stable block to create a unique property. Large, family houses rarely come on the market in Amersham Old Town and this property has been renovated and modelled by the present owners to create a wonderful family home in a beautiful setting with lovely views over farmland from the rear. The location benefits from being in the catchment area for local grammar schools, Dr Challoner's for boys and Dr Challoner's High School for girls. Amersham station also enables a convenient commute to central London with the choice of the Metropolitan line to Aldgate or the Chiltern line into Marylebone station. Old Amersham is a historic market town with a wide high street lined with period properties. There are many shops, cosy pubs and fine restaurants and the high street has been used in many films and TV series as has Willow House itself. Willow House's prominent, double fronted Georgian part is believed to have once been the dowager's house on the Drake family's nearby Shardeloes estate. Parts also date from the Tudor period with the original Tudor front door now a door into the study. Offering a wealth of original charm and character the accommodation is beautifully presented throughout. The original front door opens into the reception hall with open fireplace and wooden floors which extend through much of the ground floor. A staircase leads from the hall with beamed walls to the side. Downstairs offers 5 reception rooms including a study added to the Tudor part of the house overlooking the rear garden. The 4 reception rooms offer a variety of uses but are currently arranged as a drawing room with small library area, a games room with pool table and very cosy TV room with a large back lit bar area. The garden room and games room both have feature fireplaces and lead into the wonderful kitchen and open plan breakfast room. The kitchen was recently fitted with hand made cabinets from a local company and includes a pantry, integrated appliances including a double NEFF oven and Fisher Paykel American fridge-freezer, and fitted with quartz surfaces. There is a generous utility room off the kitchen with matching cabinets and ample storage which also benefits from its own entrance, useful for bringing in shopping or the dog. There are 2 staircases either end of the property and upstairs there are five bedrooms and four bathrooms, all of which have been recently refitted with modern appliances and tiled floors and underfloor heating. Four of the bedrooms have en suite bathrooms with the two middle bedrooms sharing a 'Jack and Jill' bathroom. There is a beautifully fitted family bathroom to the rear of the Georgian part of the house which overlooks the garden and the farmland beyond. The master bedroom suite has a dressing room and comprehensive range of fitted wardrobes and central unit with drawers below. There is also a fitted dressing table with oak framed detailing leading into the bedroom which also benefits from having air conditioning. Also off the dressing area is an en suite bathroom with a stand alone oval stone bath and a separate shower cubicle. The present owners renovated the house in the last three years and have done much remedial work including rewiring, new gas fired heating system with underfloor heating to the kitchen, breakfast and TV room with new flooring throughout the house. There is also CAT 6 internet cabling to the principle downstairs rooms and 2 bedrooms. To the outside there has been new roofing and re-pointing of much of the brickwork where needed and the woodwork was repainted recently. To the rear there is a beautiful enclosed garden designed for relaxation or entertaining with a patio area and well stocked beds. Towards the back there is a brick built out-house and also a shed. A gate at the rear leads directly to a footbridge over a chalk stream leading onto Barn Meadow which offers a large open green space for both sporting and recreational use. The house also comes with a modern, double garage with an EV charger fitted. This is off the High Street and also benefits from enough space in front to fit another two cars. The garage is on a separate title but is included in the price of the house. Offers to buy the house without the garage will be considered. Property Type: Full selling price: £2850000.00 to include garage which is on separate title Pricing Options: Guide Price Tenure: Freehold Council tax band: H EPC rating: D Measurement: Outside Space: Enclosed Garden,Rear Garden, Patio Parking: Garage,Off street Heating Type: Double Glazing,Gas Central Heating,Underfloor Heating, Central Chain Sale or Chain Free: NA Possession of the property: Self-occupied -----

5

Bed Room(s)

4

Bath Room(s)

5

Living Room(s)

## FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.  
 All measurements are a maximum and include wardrobes and bay windows where applicable.



Total floor area 341 sq.m. (3,670 sq.ft.) approx (Garage not included)

This floor plan is for illustrative purposes only. Not including the Garage. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

## EPC GRAPH

Illustrations are for identification purposes only and are not to scale.  
 All measurements are a maximum and include wardrobes and bay windows where applicable.

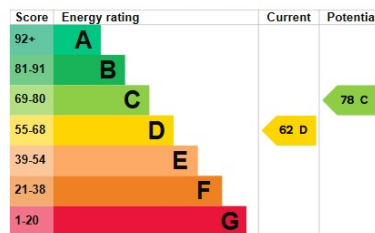
|                  |                     |
|------------------|---------------------|
| Property type    | Semi-detached house |
| Total floor area | 249 square metres   |

### Rules on letting this property

Properties can be let if they have an energy rating from A to E.  
 You can read [guidance for landlords on the regulations and exemptions](#).

### Energy rating and score

This property's energy rating is D. It has the potential to be C.  
 See [how to improve this property's energy efficiency](#).



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

- For properties in England and Wales:
- the average energy rating is D
  - the average energy score is 60

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