



Water Hall | Amersham Road, Chalfont St Peter, Buckinghamshire, SL9 0PA

The **Frost** Partnership



# Water Hall

Amersham Road  
Chalfont St Peter  
Buckinghamshire  
SL9 0PA

A delightful Grade II listed period home of great charm and character dating back to the 18th century. Set in beautiful grounds of around 2.6 acres, the property has well proportioned family accommodation and also a self contained bedroom suite.

## GROUND FLOOR

- Sitting room, inner hallway, living room, family room, dining room, study, kitchen/breakfast room, utility room, cloakroom and cellar.

## FIRST FLOOR

- Master bedroom with en suite bathroom, three further bedrooms, family bathroom, store room, self contained suite with bedroom, dressing room and en suite.

## OUTSIDE

- Landscaped formal gardens, paddock, triple garage, workshop and extensive parking.



## DIRECTIONS • SL9 0PA

From the offices of The Frost Partnership proceed to the roundabout in front of The Greyhound Public House turning left onto the A413, continue for approximately ½ mile where the entrance to Water Hall will be found on the left hand side.





## LOCATION

Water Hall is set at the end of a long driveway and is convenient for both Chalfont St. Peter and Gerrards Cross village centres, both offering a variety of shopping facilities including a Waitrose and Marks & Spencer Food Hall in Gerrards Cross. There is a mainline railway station in Gerrards Cross with direct services to London Marylebone, approximately 2 miles distance from the property. There is good access to the motorway network with both M25 and M40 being close by. For the international traveller Heathrow, Gatwick, Luton and Stansted airports are also easily accessible.

## THE PROPERTY

Water Hall is approached via a long sweeping driveway which offers lovely views towards the River Misbourne. Upon reaching the property there is ample parking for numerous cars and also a triple garage. On entering the property the sitting room has exposed beams and an open fireplace and steps down take you to the inner hallway with further exposed beams and under stairs cupboard offering access to a cellar there is also a utility room and cloakroom. There is a small rear lobby giving access to the rear and also a study with adjoining cloakroom.

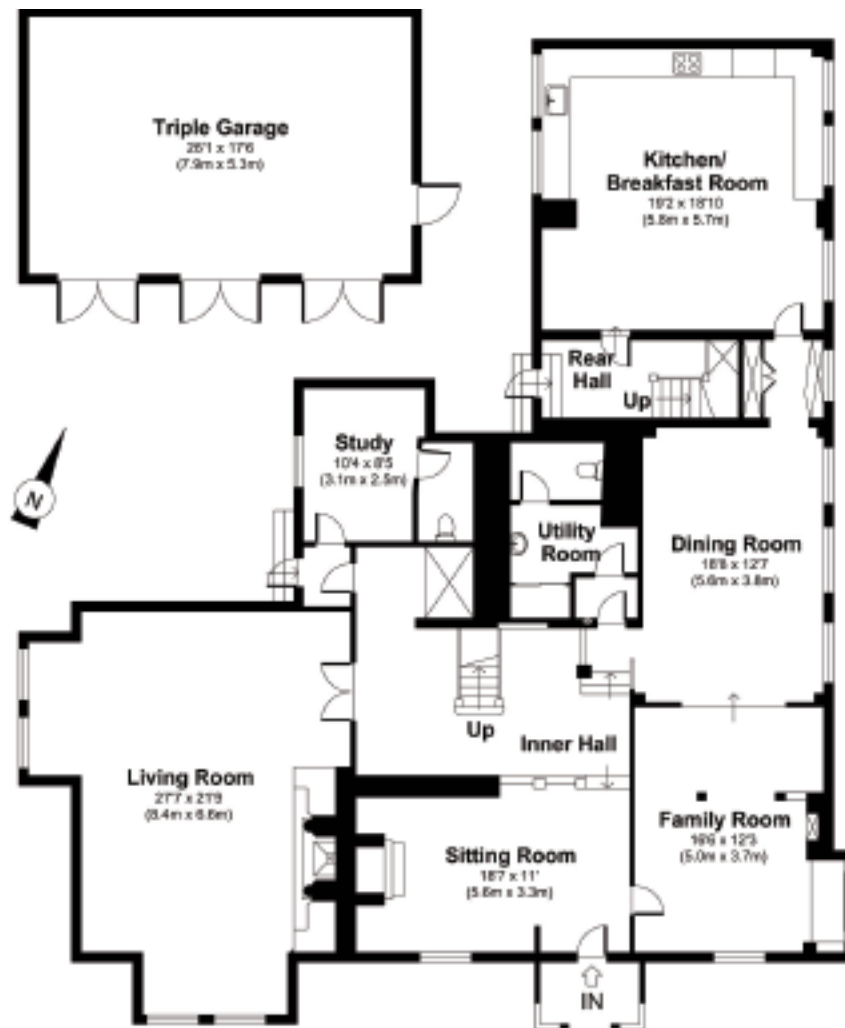
There is a generously proportioned double aspect living room with an impressive fireplace and wood panelling. The family room is, we understand, the oldest part of the property and has fireplace with beam over, a display cabinet and door leading into the sitting room. Steps lead up to dining room with high ceiling exposed beams and a lobby with cupboards leading through to the kitchen/breakfast room. This has an extensive range of oak fronted wall and base units and plenty of space for a full size dining table. The rear lobby has stairs rising up to bedroom five, a dressing room and bathroom.

On the first floor the master bedroom has a good size en suite bathroom and shower room. There are three further bedrooms all with their own individuality and character, a family bathroom and store room.

Outside, the property sits in well-tended gardens and also benefits from an area of enclosed paddock bordered by the River Misbourne. There is also a triple garage and substantial timber workshop. In total the plot is around 2.6 acres.







Ground Floor

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Floorplan



First Floor

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frostweb.co.uk

Viewings by appointment via our  
Chalfont St. Peter Office:

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