

Walpole House

West Common, Gerrards Cross, Buckinghamshire



A stunning and important house dating back in part to the 17th century overlooking West Common.

Gerrards Cross ¼ mile (London Marylebone 25 minutes), Beaconsfield 4 miles (M40 J2), Denham 3½ miles (M40 J1, M25 J17), Heathrow 15 miles, central London 24 miles. (Distances and times approximate).



Summary of Accommodation

Ground Floor: Dining hall | Drawing room | Sitting room | Family room | Conservatory | Kitchen/breakfast room
Boot room | Utility room | Vault room | Two cloakrooms

First Floor: Principal bedroom with en suite bathroom | Guest bedroom with dressing room and en suite shower room
Four further bedrooms with with en suite shower room | Two family bathrooms | Study | Vaulted studio

Second Floor: Two bedrooms | Bathroom

Garden and Grounds

Driveway | Enclosed rear garden | Terrace | Ornamental pond
Integral double garage | Further double garage with studio over

In all about 0.5 acres

Situation

Times and distances are approximate



The M40 (junction 2) is approximately 3 miles away giving access to the motorway network and Heathrow.



There is a mainline railway with fast trains running to London Marylebone is around 20 minutes.



Buckinghamshire as a county is renowned for its education and the immediate area around Gerrards Cross offers a wide choice of schools for children of all ages both state and independent.



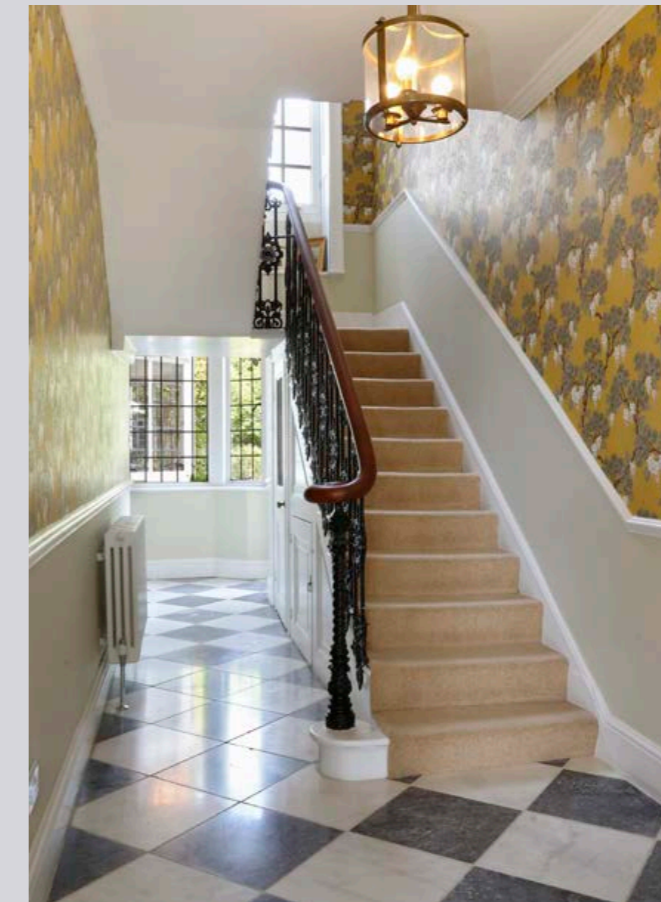
The surrounding south Buckinghamshire countryside offers a diverse range of sporting facilities including golf at Gerrards Cross, Beaconsfield and Denham.



Gerrards Cross also benefits from two active tennis clubs along with cricket, hockey, rugby and equestrian centres.



There are many beautiful nearby walks.



Walpole House

Walpole House is a very handsome Grade II listed village home, originally dating back to the 17th Century, and subsequently refronted in the 18th Century. The attractive three storey Georgian elevation to the main house is flanked to the southern end by a further two storey Georgian elevation which in turn leads to the original 17th Century farmhouse. The layout of the accommodation is as shown in the floor plans.

Over recent years the house has undergone an extensive programme of refurbishment and is now beautifully presented. Many stunning period features have been retained and these are complimented by the modern fittings and décor.









Outside

Walpole House is situated behind a low brick wall with a wrought iron gate leading to the pedestrian footpath to the front door. There is also a gated driveway providing parking for numerous vehicles and leading to both the integral double garage and further separate double garage.

To the rear the gardens are enclosed and landscaped to create a number of different garden areas with large paved terrace immediately adjacent to the house leading to areas of lawn with mature fruit trees to the southern end of the garden, adjacent to which is the beautiful parterre garden with ornamental pond.

The whole of the rear is walled and to the east end of the garden is a gate through to the further hidden garden suitable for children's play area, kitchen garden or many other uses.

FLOORPLANS

Approximate Gross Internal Floor Area

Ground Floor: 318.9 sq m / 3,433 sq ft

First Floor: 294.8 sq m / 3,173 sq ft

Second Floor: 74.8 sq m / 805 sq ft

Outbuilding Ground Floor: 27.6 sq m / 297 sq ft

Outbuilding First Floor: 18.5 sq m / 199 sq ft

Total: 734.6 sq m / 7,907 sq ft



This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.

PROPERTY INFORMATION

Property Information

Services:

Mains electricity, gas fired central heating, water, mains drainage

Tenure:

Freehold

Local Authority:

Buckinghamshire Council

Council Tax:

Band G

Postcode:

SL9 7QS

what3words:

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Viewings:

All viewings strictly by appointment only through the vendors' joint selling agents, Knight Frank LLP and Bovingsdons



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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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