

Severn House


Amersham, Buckinghamshire







Severn House is a truly special Grade II listed home, full of character and positioned in the heart of Old Amersham.

Amersham Train Station 1.3 miles, M40 (Junction 2) 5.7 miles, M25 (Junction 18) 6.5 miles, London Heathrow (Terminal 5) 17.9 miles
(All distances are approximate)


5


2


3

Summary of accommodation

Ground Floor: Entrance hall | Dining room | Living room | Study | Kitchen | Utility room

First Floor: Five bedrooms | Two family bathrooms | Separate cloakroom and storage

Garden Studio

Studio | Kitchen | Shower room | Bedroom

Garden and Grounds

Walled garden

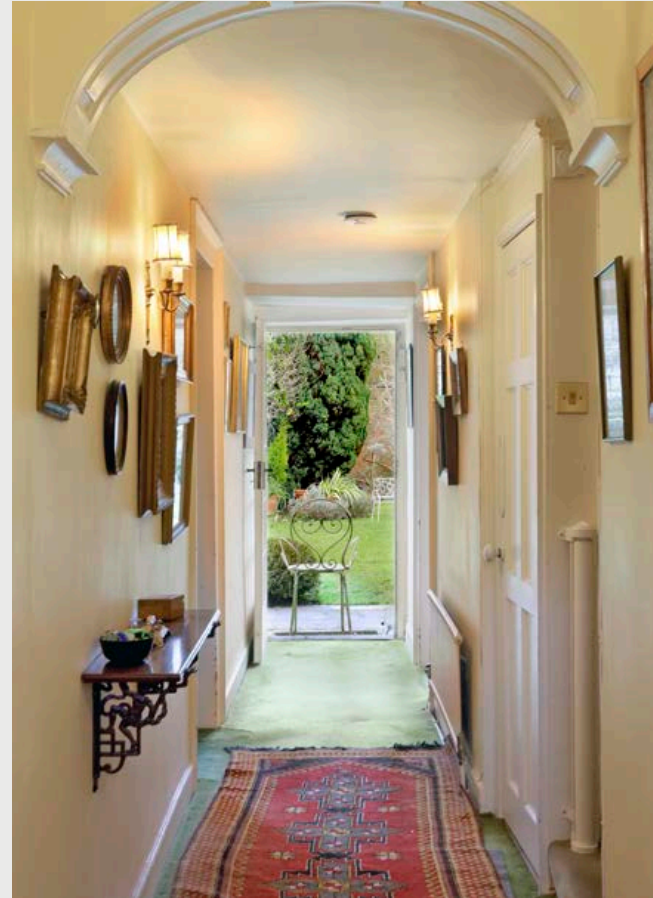
In all about 0.14 acre

Situation

Severn House occupies a prime position on the high street of Old Amersham.

Amersham is a popular market town, which benefits from two prominent sections, the 'new' and the 'old' town. Old Amersham is full of history and very picturesque, with certain houses believed to date back to 1405. The town occupies a wonderful position within the Chilterns, with an abundance of countryside nearby to explore. The high street in Old Amersham is vibrant, with a wide range of restaurants, pubs, cafes and shops to enjoy – all of which are within convenient walking distance of Severn House.

Up the hill, in the 'new' town of Amersham, you will find a further range of commercial establishments including some of the larger 'chains' including a Little Waitrose and a Marks & Spencer Simply Food. The 'new' town is also home to Amersham train station, which offers a train service to London Marylebone operated by Chiltern Railways and an alternative service to London via the Metropolitan Line. Both the M25 and M40 sit within convenient reach. The area is home to a wide range of schooling options for varying ages, both state and independent.



Severn House

Severn House represents a rare opportunity to own a most impressive and imposing period home in a prized location. The property has been in the same family's ownership for over 70 years, lived in by four generations, and is now in need of some updating throughout.

Severn House has a striking façade which fronts on to the high street of Old Amersham. As you enter the property, you are greeted by a long hallway which provides access to much of the downstairs accommodation. At the end of the hallway is a door which provides a nicely framed view to the garden beyond as well as access to the rear. On the ground floor you will find three very well-proportioned reception rooms, with wonderful character features and volume. The reception space is versatile, with the current owners utilising the three rooms as a study, a dining room and a living room. The kitchen is positioned at the rear of the property and is a comfortable space with a back door providing access to the rear garden. Further benefits include a garage for off street parking or storage, as well as a cleverly configured secure and covered passage that leads from the front to the back of the property. The garage area is believed to have formerly been an arched opening for a horse and carriage to pass through to the rear. To the rear of the property, you will also find a separately accessed and useful boiler room.

Stairs rise to the first floor where you are greeted with a spacious landing. There are five bedrooms and two large bathrooms, one with a shower and one with a bath, as well as a separate cloakroom.

At the bottom of the garden is an impressive two storey outbuilding. On the ground floor is a large studio space, a kitchen area and a bathroom with a shower. Upstairs is a further large studio area, where one of the windows provides a charming view of the River Misbourne. This is a hugely versatile space and makes a superb ancillary area.

Severn House has an abundance of period features, including a Georgian fanlight over the front door and large sash windows throughout which frame some truly delightful views over the rear walled garden or the picturesque high street of Old Amersham.



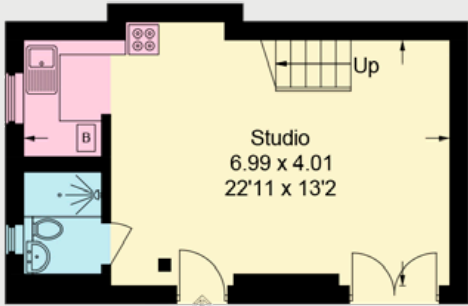


Outside

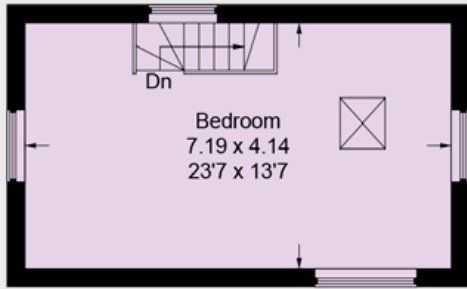
One of the many impressive features of Severn House is the delightful walled garden, with a neatly laid out lawn and a wide range of planting throughout. The River Misbourne runs by the rear of the garden, below the studio, and is a charming feature.

FLOORPLANS

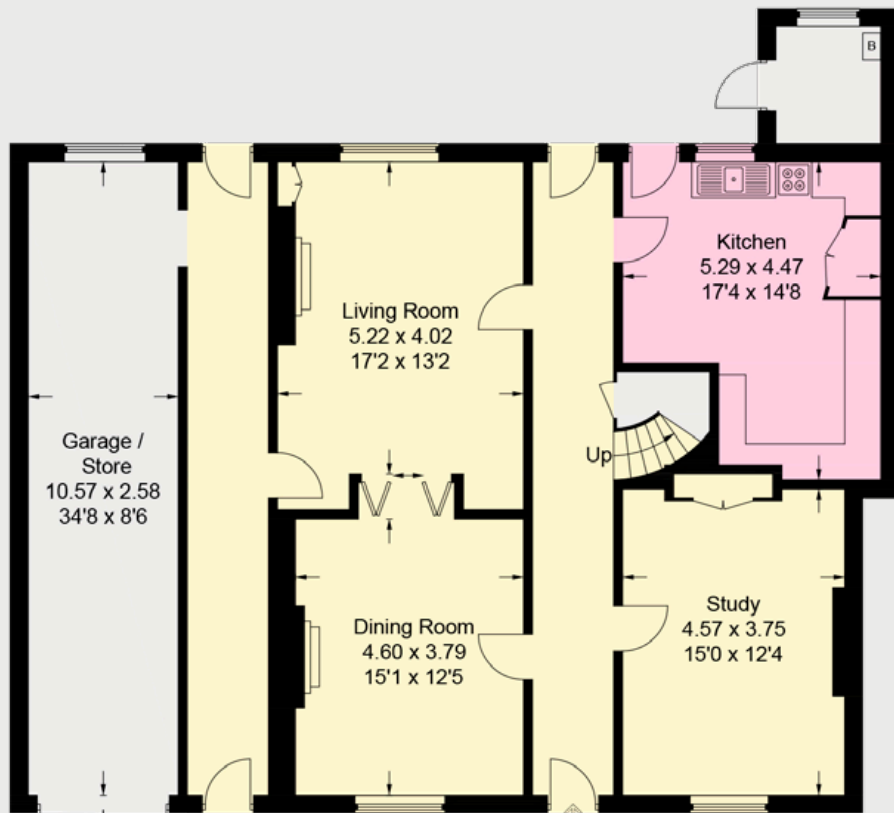
Approximate Gross Internal Floor Area
Ground Floor: 147.6 sq m / 1,589 sq ft (Including Garage & Store)
First Floor: 146.7 sq m / 1,579 sq ft
Garden Studio & Outbuilding: 62.6 sq m / 673 sq ft
Total: 356.9 sq m / 3,841 sq ft



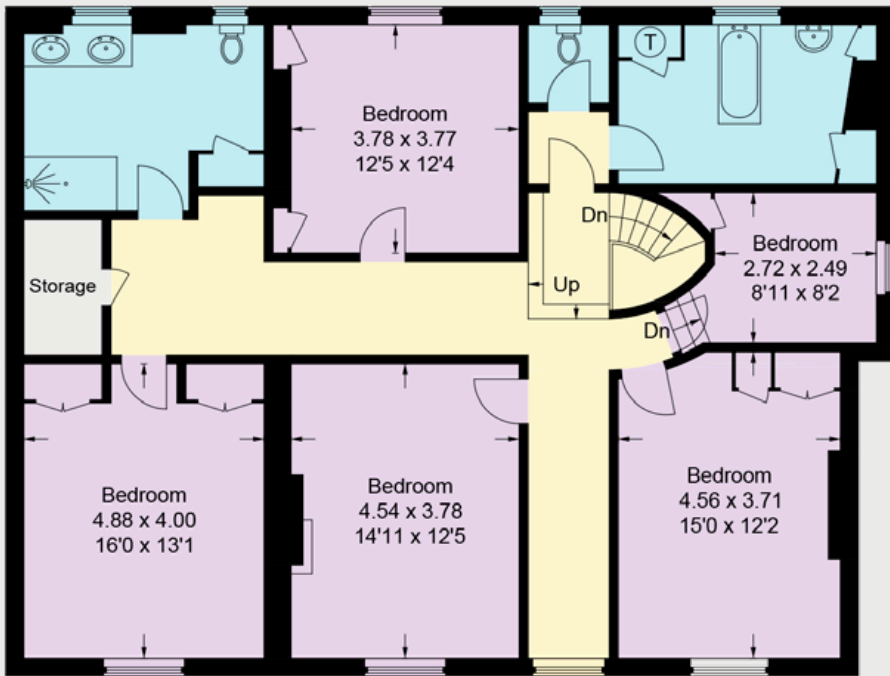
Garden Studio - Ground Floor
(Not Shown In Actual Location / Orientation)



Garden Studio - First Floor



Ground Floor



First Floor

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 water, electricity, gas and drainage

Tenure:
Freehold.

Local Authority:
Buckinghamshire Council

Council Tax:
Band G

EPC:
Band D (rating 65)

Postcode:
HP7 0DY

what3words:
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Viewings:
All viewings strictly by appointment only through the vendors' sole selling agents, Knight Frank LLP.





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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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