



Ring o' Roses

01494 492530

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Tresco House
33 High Street Amersham Buckinghamshire

**STRUTT
& PARKER**

BNP PARIBAS GROUP

Deceptively spacious Grade II listed residence in a sought after location.

A charming Grade II listed residence situated at the heart of Amersham's 'Old Town'. In our opinion this sizeable period residence offers abundance of character together with excellent potential to improve, subject to the usual consents.



3 RECEPTION ROOMS



4 BEDROOMS



2 BATHROOMS



OFF STREET PARKING



PAVED COURTYARD



FREEHOLD



AMERSHAM



2,806 SQ FT



£1,395,000



The property

Located close to the original Market Hall in the heart of the High Street, Tresco House dates back to the 16th century when it served as The George Inn public house. The property was later extended with a Georgian facade in the 1800s, and the discovery of a vast bread oven within the original building suggests that the property was once used as a communal 'bake house'. The house now requires modernisation but offers wonderful potential and scope to create a spectacular individual family home of over 2,800 sq ft.

The current accommodation is arranged over three floors with two front facing reception rooms within the Georgian building providing high ceilings and feature open fireplaces. An inner hallway leads through to a superb open plan family/dining room spanning the width of the property. To the rear of the house the former bake oven is now accessed from the kitchen and serves a clever breakfast/dining area.

On the first floor a split level landing gives access to three generously proportioned bedrooms. The main

bedroom benefits from an en-suite bathroom and has an additional secondary room, currently used as a utility but with scope to create a formal dressing room. The remaining bedrooms are serviced by the family bathroom. From the first floor landing an additional staircase leads to an attic room currently used as a bedroom/study, with further extensive loft space offering scope for conversion (subject to the usual consents).

Outside

There is a paved courtyard to the rear of the house, accessed through a private archway off the High Street. This is presently utilised as a private parking area but could be used as a courtyard garden and external entertaining space with views of St. Mary's church tower.



Location

The historic market town of Amersham enjoys an idyllic setting at the heart of the Chilterns. Within the town centre are a variety of renowned restaurants, cafes and bars together with boutique clothing shops. There is also a Tesco superstore within one mile. The area is also noted for its excellent schools, with the property falling within catchment for St Mary's Primary and Dr Challoners Grammar School. For the commuter, Amersham train station provides Metropolitan and Chiltern line services to London via Baker Street and Marylebone respectively. Whilst vehicular links to London and Heathrow can be accessed via junction 2 of the M40 (Beaconsfield) or M25 at junction 18 (Chorleywood), both of which are within 7 miles.



Distances

- Heathrow Airport 18.4 miles

Nearby Stations

- Amersham Station 0.9 miles
- Beaconsfield Station 4.9 miles


Key Locations

- Amersham Museum
- Historic old town
- Renowned cafes, bistros and restaurants
- Attractive memorial gardens

Nearby Schools

- Dr Challenor's Grammar School
- St Mary's Primary



 = Reduced headroom below 1.5m / 5'0"



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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Floorplans

House internal area 2,806 sq ft (260.7sq m)
For identification purposes only.

Directions

HP7 ODP

What3Words///unable.booth.ranked

General

Local Authority: Buckinghamshire Council

Services: Mains gas, electric, water and drainage

Broadband: Yes

Council Tax: Band G

EPC Rating: D

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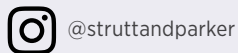
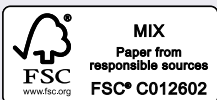
Gerrards Cross

83 Packhorse Road, Gerrards Cross SL9 8PJ

01753 891188

gerrardscross@struttandparker.com

struttandparker.com



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