



Woolton House

Oval Way, Gerrards Cross, Buckinghamshire

**STRUTT
& PARKER**

BNP PARIBAS GROUP

A handsome Edwardian house standing in glorious gardens of over half an acre.

Situated in one of Gerrards Cross' most prestigious roads within a level stroll of the town centre.



4 RECEPTION ROOMS



5 BEDROOMS



3 BATHROOMS



GARAGE



LANDSCAPED GARDENS



FREEHOLD



TOWN



4,027 SQ FT



**ASKING PRICE
£2,250,000**

The property

Situated in Oval Way, one of the first areas to be developed following the construction of the railway, Woolton House was built in the early 1900s. The house was designed by the eminent architect Charles Davis and at one time was owned by Sir Leonard Kershaw, the King's Coroner and Attorney. His wife was a friend of Queen Mary who is reputed to have visited the house.

Internally, Woolton House combines light and spacious reception rooms with comfortable bedroom accommodation on the first floor and a games room on the second floor. Of particular note is the sitting room, centred on an attractive open fireplace with glazed doors opening onto the portico and terrace beyond.



Outside

Planning consent has been granted previously for a significant extension to the house at ground and first floor levels, including an extension to the kitchen and creating an additional two bedrooms and bathroom in the attic. There was also permission for new 'Heritage Style' garaging.

The gardens provide a very private and tranquil setting for the house with a selection of mature evergreen and deciduous trees surrounding the lawns. The house is approached over a carriage driveway.

Location

Woolton House lies on the east side of Oval Way, approximately 500 yards by foot from Gerrards Cross railway station, from where fast trains reach London Marylebone in approximately 18 minutes. The M25 and M40 are within five miles, London Heathrow Airport is just 13 miles distant.

Gerrards Cross town provides excellent shopping, including Waitrose and Tesco, as well as a host of independent stores, restaurants, public houses, an Everyman cinema and community library.

Local sporting amenities are excellent and include Bull Lane Tennis Club, Gerrards Cross Squash Club, Gerrards Cross Golf Club and Dukes Wood Sport Club, the latter offering tennis, cricket and hockey.

Buckinghamshire is celebrated for its outstanding educational options, both state and independent schools.



Distances

- London Heathrow Airport approx. 13 miles

Nearby Stations

- Gerrards Cross approx. 1/4 mile

Key Locations

- Gerrards Cross Town
- Chalfont St Peter
- Beaconsfield Town

Nearby Schools

- Thorpe House
- Gayhurst
- Maltman's
- St Mary's School
- St Joseph's Primary School
- Gerrards CofE School
- Beaconsfield High School
- Dr Challoner's High School for girls
- Dr Challoner's Grammar School for boys



Approximate Gross Internal Area
 Ground Floor = 172.5 sq m / 1,857 sq ft
 First Floor = 140.4 sq m / 1,511 sq ft
 (Excluding Void)
 Second Floor = 61.2 sq m / 659 sq ft
 (Including Eaves)
 Outbuilding = 32.9 sq m / 354 sq ft
 Total = 407.0 sq m / 4,381 sq ft



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

Total area excluding outbuilding area 4,027 sq ft (374.1 sq m)

For identification purposes only.

Directions

SL9 8QD

what3words: ///empire.trail.strong

General

Local Authority: Buckinghamshire Council

Services: mains gas, electric, water and drainage

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Council Tax: H

EPC Rating: D

Tenure: Freehold

Planning: Prospective purchasers are advised that they should make their own enquiries to the local planning authority.

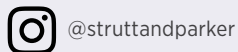
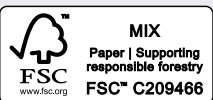
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