



The Old House

Bledlow Ridge
Buckinghamshire

An outstanding family home set high in the Chiltern Hills Area of Outstanding Natural Beauty with far reaching views.

The Old House, Chinnor Road, Bledlow Ridge, Buckinghamshire HP14 4AA

Bledlow Ridge 0.6 mile, Princes Risborough 5.0 miles, High Wycombe 5.1 miles, Saunderton station 2.2 miles (London Marylebone from 39 minutes), M40 (Junction 4) 5.9 miles, London Heathrow Airport 26.6 miles, central London 39.5 miles.

Features:

Entrance hall | Staircase hall | Drawing room | Dining room
Library | Study | Conservatory | Kitchen/breakfast room
Swimming pool complex with changing room, sauna,
showers and plant room | Cloakroom | Cellar | 8 Bedrooms,
2 en suite | Gym | Family bathroom | W.C.

Triple garage | Garden | Log store | Boiler room

About 2.37 acres

Lot 2: Further 13.58 acres available by separate negotiaton





The property

The Old House is an attractive detached family home offering 9063 sq. ft. of light-filled flexible accommodation arranged over two floors. The house is configured to provide an ideal family and entertaining space, the accommodation flows from a welcoming entrance hall with useful storage and cloakroom and an inner staircase hall, both with flagstone flooring. It comprises a drawing room with a large square bay window with fitted seating and ornate open fireplace, inter-connecting dining, study and library rooms, all with large bay windows, and a triple aspect vaulted conservatory with large picture glazing incorporating French doors to the rear terrace. Further is a kitchen/breakfast room with a range of wall and base units, an Aga, space for a sizeable table, a door to the garden and a neighbouring fitted utility room with a door to the front aspect. The ground floor accommodation is completed by a swimming pool complex, featuring a large vaulted skylight, a paved surround, and nine sets of French doors opening onto the garden from three aspects. A mezzanine overlooks the pool, and a hallway provides access to a changing room with a sauna and showers, as well as to the integral triple garage. The property also benefits from a generous 16 ft. cellar.

On the first floor, the property features a principal bedroom with large bay windows, a fitted dressing area, and Jack and Jill access to an en suite bathroom, which is also accessible from the landing. Additionally, there are four further bedrooms, a family bathroom, and a convenient separate W.C. A separate staircase rises from the pool complex hall to the property's three remaining bedrooms—one featuring a fitted dressing area and en suite shower room—and to a spacious mezzanine gym with glazed double doors framing picturesque countryside views.

Outside

The Old House is approached over a winding driveway providing private parking and giving access to the integral triple garage. Extending to 2.37 acres, the well-maintained garden surrounding the property is laid mainly to level lawn, shrub beds and studded with a selection of mature specimen trees. The principal lawn runs down to the HaHa. Paved terraces off the conservatory and swimming pool wrap around the rear of the house and are ideal for entertaining and al fresco dining. The whole enclosed by mature hedging and enjoys views over the surrounding countryside.

Location

The property occupies a beautiful situation, 700 feet above sea level and equidistant between Chinnor and High Wycombe, on the fringes of the attractive village of Bledlow Ridge. Located in the Chilterns Area of Outstanding Natural Beauty, famed for its rolling hills and mature mixed woodland, the village has a church, village hall, shop, children's playground, cricket and tennis clubs and a local pub. More comprehensive amenities are available in Princes Risborough and High Wycombe together with mainline train stations to London Marylebone (approximately 45 and 35 minutes respectively). Communications links are excellent: the M40 gives access to major regional centres, London and its airports and the motorway network and Saunderton station also offers regular direct services to London Marylebone.

There is a wide selection of state primary, secondary and grammar schooling including Bledlow Ridge Primary School together with independent schools including Pipers Corner, Godstowe Prep, Wycombe Abbey, RGS High Wycombe, RGS Aylesbury and Aylesbury High School for girls.









Directions

From Junction 4 of the M40 take the exit signposted High Wycombe/Marlow Road and at Handy Cross Roundabout take the 4th exit onto John Hall Way (A4010). Follow A4010 for 2.6 miles, turn left onto West Wycombe Road (A40) then turn right onto Chorley Road. Continue straight for 2.2 miles and the property can be found on the right.

Whatthreewords: [///buildings originals.casually](http://buildings originals.casually)

General

Tenure: Freehold with vacant possession on completion.

Local Authority: Buckinghamshire Council Tel: 0300 131 6000

Postcode: HP14 4AA

Services: Mains electricity, water and drainage are connected to the property. Oil fired central heating.

Council Tax: Band H.

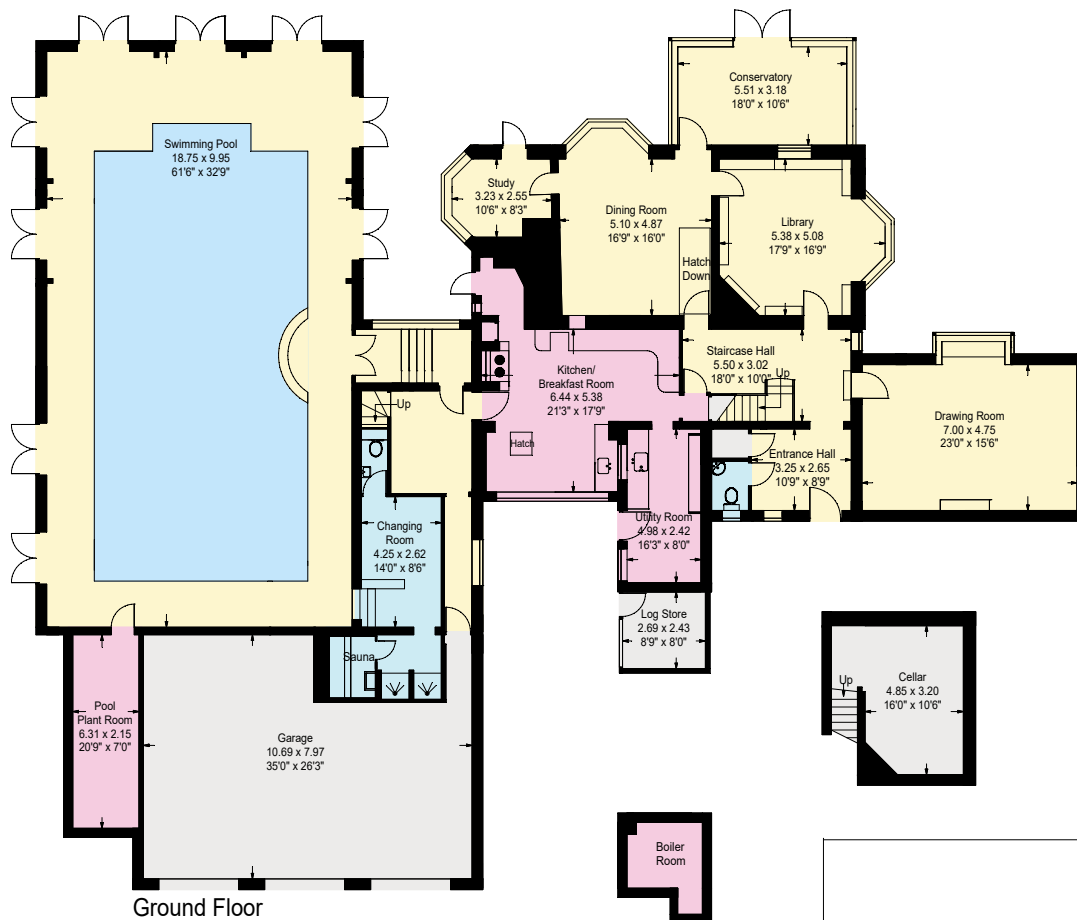
EPC: Band E

Guide Price: £2,950,000 (Lot 1)

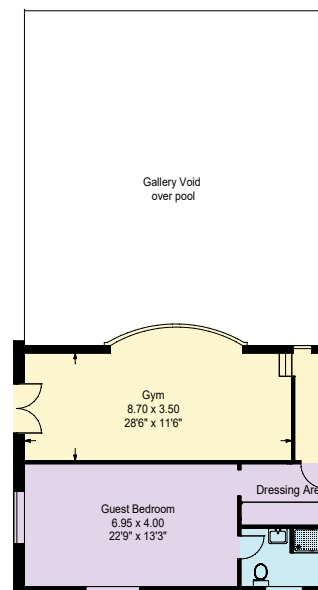
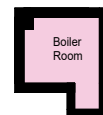
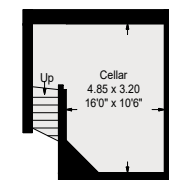








Ground Floor



First Floor



Approximate
Gross Internal Floor Area
House: 842sq.m. or 9063sq.ft.
(Inc. Log store, Garage & Cellars)

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- Reception Rooms/General Circulation Areas
- Kitchen/Workshop/Utility/Plant
- Bedroom/Dressing Rooms
- Bathrooms
- Storage
- Swimming Pools & Spas

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