



Period house with outbuildings and land

Long Ridge, Cadsden Road, Princes Risborough, Buckinghamshire HP27 0LZ

Freehold



Reception hall • 3 reception rooms • kitchen • breakfast room • study • 5 bedrooms (all en suite) • quadruple garage, barn and stable block • about 3.25 acres in all

Local information

Princes Risborough 2 miles (rail service to London Marylebone from 37 minutes), High Wycombe 10 miles, Junction 4 of M40 11 miles, Heathrow 30 miles, Oxford 23 miles, London (Baker Street) 44 miles. All distances and times are approximate and correct at the time of printing.

Long Ridge is situated on the edge of Whiteleaf village with its public house (The Red Lion) and golf club within the Chilterns Area of Outstanding Beauty, the area has many countryside walks and bridle ways, yet is close to the M40 motorway (J4 and J5) for access to London and the M25 and M4 motorways. Within two miles is the market town of Princes Risborough with a good variety of shopping facilities including a Tescos and Marks and Spencers Food as well as Doctors Surgeries, Dentists and a Chiltern mainline link to London Marylebone. The Chiltern line also runs from Aylesbury and High Wycombe.

High Wycombe has an abundance of facilities including cinema complex and the Eden Shopping Centre.

Buckinghamshire is renowned for its choice and standard of schooling, and is one of the last counties to maintain the traditional grammar school system.

About this property

Long Ridge was originally constructed in the 1920s as two cottages and then became the

University Country Club, for the University of London. One of the unique features of Long Ridge is the quadruple garage where there are two Victorian train carriages which flank opposite walls and were originally used as changing rooms for the Country Club when there was a swimming pool on the site.

One of the former owners was Sir Fred Pooley, CBE, the renowned architect who was involved in the reconstruction of the city of Coventry after World War II.

Description

Long Ridge is a substantial country home accessed over a carriage driveway, offering generous accommodation around an impressive part galleried reception hall and landing. The house offers five bedrooms with en suite facilities. The grounds are large and secluded and offer a sylvan setting with a quadruple garage building and a further outbuilding, offering further garaging with a large hobbies room over. To the rear is a paddock/orchard with a stable yard with loose boxes, store and tack room.

A wide covered porch leads to the impressive reception hall which is part galleried with a corner fireplace. Double doors lead into the sitting room with brick built corner fireplace and three sets of patio doors leading out onto the rear terrace, offering superb views over the grounds. An inner hallway leads to the utility room with range of fitted units and appliances spaces





including a door to the rear garden. A cloakroom lies opposite. The family room has an open fireplace with a log burner, patio doors to the rear terrace and double doors leading to a study. To the west side of the house is the kitchen with a range of fitted units with granite work surfaces over, built in appliances include an oven, microwave, induction hob and a large Aga. There is a breakfast bar and a walk in larder. A conservatory lies to the rear of the kitchen which offers ample room for seating or a breakfast table with doors to the rear terrace. Adjacent to the kitchen is the dining room which is of good proportions with further doors to the rear terrace.

On the first floor, the large part galleried landing has a projecting bay, with full width windows overlooking the frontage creating a large sitting area with window seats. The master bedroom suite lies across the galleried landing with doors opening to a Juliet balcony with lovely views over the secluded grounds. There are a range of built in wardrobes and an en suite bathroom as well as a separate en suite shower room. The four remaining bedrooms all have en suite bath or shower rooms and views to the rear over the sylvan grounds. Two of the bedrooms also have study or dressing areas.

Grounds and outbuildings

The house is approached over a gravelled carriage driveway with ample parking for several cars. This is edged by areas of lawn

with mature trees. A large barn provides garaging for four cars and is flanked internally to either side by two Victorian railway carriages which make interesting storage areas. One carriage leads into a workshop/tool store with access to outside.

There is vehicular gated access to both sides of the house, with a gravel drive leading down one side, alongside a kitchen garden with greenhouse, to a further large modern barn with double doors to the front, providing garaging to the ground floor with a cloakroom to the rear. Stairs lead to a large room on the first floor which would make a great office or hobbies room. Subject to the usual consents this building could be converted to form a sizeable annexe if desired.

The southerly facing gardens comprise a large terrace enveloping the rear and side of the house, leading to an expanse of lawn, interspersed with mature shrubs and trees.

The equestrian facilities lie to the rear of the garden and comprise a stable block with three loose boxes, tack room and store with light, power and water. A small paddock lies to the front of this building and a gateway leads to a good sized paddock/orchard which is surrounded and secluded by hedgerows and trees.

The grounds extend to some 3.25 acres in all.





Services

All mains services connected.
Gas central heating. Please
note that none of the services
has been tested.

EPC rating = D

Tenure

Freehold

Local Authority

Wycombe District Council

Viewing

Strictly by appointment with
Savills







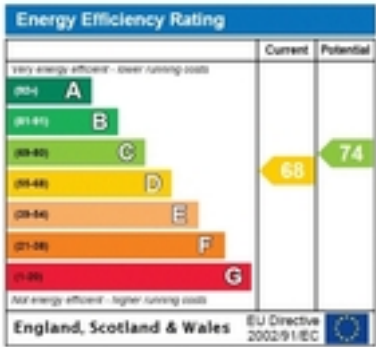
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Approximate Area = 384.3 sq m / 4136 sq ft (Excluding Void)
Including Limited Use Area (3.3 sq m / 35 sq ft)
Barn = 107.9 sq m / 1161 sq ft
Barn Including Limited Use Area (11.9 sq m / 128 sq ft)
Outbuildings = 188.1 sq m / 2024 sq ft
Total = 680.3 sq m / 7322 sq ft
For identification only. Not to scale.
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Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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