



Superb family house with spectacular views

Orchard House, Haw Lane, Bledlow Ridge, Buckinghamshire HP14 4JJ

Freehold





Reception hall • 5 reception rooms • kitchen/breakfast room • 6 bedrooms and 3 bath/shower rooms • indoor swimming pool • driveway and double garage • rear garden with breathtaking views • about 1.75 acres in all

Local information

Princes Risborough 3.6 miles, High Wycombe 6.3 miles, M40 (Junction 4) 6.6 miles, Heathrow (J5) 25.5 miles, central London (Baker Street) 35 miles.

Orchard House is situated in a lovely elevated position on Bledlow Ridge with spectacular views over the surrounding countryside. Close to the M40 motorway, giving access to London to the east and Oxford to the west as well as the A404 Marlow bypass, with its direct link to the M4 at J8/9. Bledlow Ridge is a sought after Chilterns village, offering local amenities including a public house and a shop. The larger neighbouring towns of High Wycombe and Princes Risborough have an abundance of facilities. The Chiltern railway line to Marylebone runs from Saunderton (walking distance 0.9 miles), Princes Risborough (with trains from 37 minutes) and High Wycombe (with trains from 28 minutes).

The area is renowned for its choice and standard of education, with Buckinghamshire being one of the last counties to maintain the traditional grammar school system. In addition, Bledlow Ridge itself has a very well regarded primary school.

All distances and times are approximate and correct at the time of writing.

About this property

Orchard House is a superb family home dating back to about 1929 and has been refurbished and renovated over recent years. The property has an imposing front elevation with an eye catching full height arch window and retains many period features including fireplaces, picture rails and high ceilings. The outstanding feature of Orchard House is the stunning views over the rear garden and the open countryside beyond. A spacious balcony and terrace runs across the rear of the property, making the most of these views and providing a lovely area for al fresco dining.

The spacious reception hall, featuring an attractive fireplace, leads to a boot room and a cloakroom together with stairs to the first floor. An elegant dual aspect drawing room of wonderful proportions lies off the reception hall, with stunning views and French doors to the balcony. A decorative fireplace and wood burner is flanked with fitted cabinetry. The kitchen and dining room are accessed off the reception hall and are linked to a further reception room, ideal as a playroom/snug or study, creating a wonderful family space. Both rooms enjoy attractive fireplaces and French doors from the dining room give stunning views and open on to the balcony. The kitchen/breakfast room is fitted with an excellent range of units, complemented by granite work surfaces. There is a walk in



pantry, integrated dishwasher, and space for an Aga and a wine cooler. The island provides further storage and a breakfast bar. Lying off the kitchen is a good sized utility room giving door access to both the garage and the front of the house. There is storage with space for appliances. From the kitchen, stairs lead down to the lower floor providing useful self contained accommodation ideal for a nanny/au pair or for use as a guest suite, comprising two reception rooms and a bedroom. Also located on this floor is the superb indoor swimming pool, with a dressing area, shower and five sets of French doors opening on to the outside terrace.

On the first floor the landing is generous and leads to five good sized bedrooms. The principal bedroom lies to the rear and enjoys wonderful far reaching views, together with a feature fireplace and an en suite shower room shared with the adjacent bedroom. A well appointed family bathroom with a freestanding bath and separate shower serves the remaining three bedrooms.

Outside

Orchard House is set back from the road and approached over a carriage driveway providing parking and leading to the double garage. To the front is a raised area of lawn with shrubs and mature trees screening the property. Gated access to the side leads to the rear garden which is mainly laid to lawn with breathtaking views. A terrace area wraps around the swimming pool and the rear of the house, and together with the balcony provides several spots for outside entertaining. The formal gardens

sweep away from the house with a further patio overlooking the orchard with mature fruit trees beyond. In all about 1.75 acres.

Services

All mains services connected. Please note that none of the services have been tested

EPC = D

Tenure

Freehold

Local Authority

Wycombe District Council

Viewing

Strictly by appointment with Savills



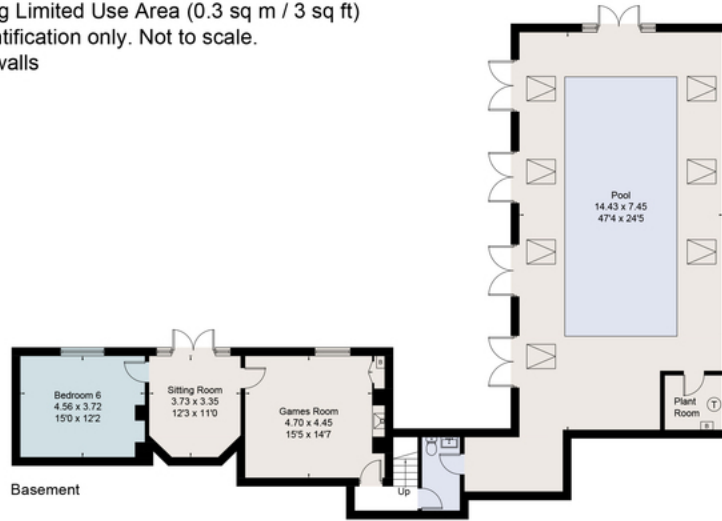




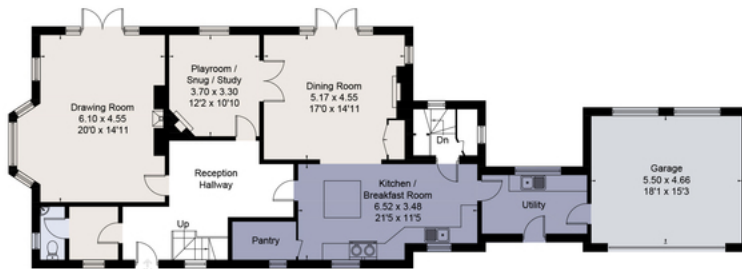
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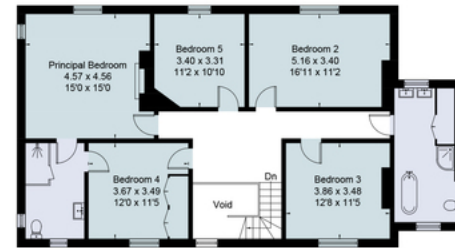
Approximate Area = 250 sq m / 2691 sq ft (Excluding Void / Including Pool)
 Basement = 177.9 sq m / 1915 sq ft
 Garage = 25.6 sq m / 275 sq ft
 Total = 453.5 sq m / 4881 sq ft
 Including Limited Use Area (0.3 sq m / 3 sq ft)
 For identification only. Not to scale.
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Basement

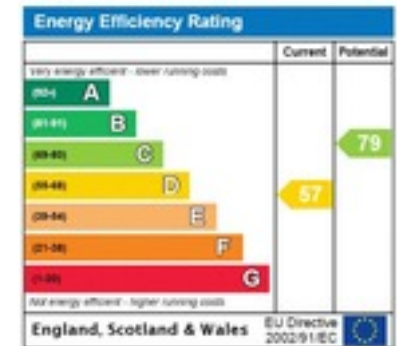


Ground Floor



First Floor

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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