



Lovely country house in wonderful grounds

The White House, The Holloway, Whiteleaf, Princes Risborough, Buckinghamshire, HP27 0LR

Freehold



3 reception rooms • 5 bedrooms (3 en suite) • bathroom & separate shower room • double garage, car port & store room • tennis court • swimming pool & pool house • paddock/orchard • set in excess of 3 acres

Local information

Princes Risborough 1.5 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.

The White House is situated in the heart 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) 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 Tesco's and Marks and Spencer 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. Further shopping facilities can be found in both Oxford and Thame.

Buckinghamshire is renowned for its choice and standard of schooling, and is one of the last counties to maintain the traditional grammar school system. There is also a wide selection of private schools in and around the area which

include; The Beacon School and Heatherton School in Amersham as well as, Wycombe Abbey School, Godstowe School and Crown House School in High Wycombe to name a few.

About this property

The White House is a superbly located and positioned country house which sits well in its own grounds of some three acres, in an elevated position, in the heart of this attractive sought after village. The house offers spacious accommodation with five bedrooms and five bath or shower rooms. There is a substantial outbuilding providing garaging and storage, as well as an all-weather tennis court and swimming pool.

An oak framed covered entrance porch leads into the reception hall with a small sitting area to one side and adjacent cloakroom. A study lies to the front of the house with panelled walls and a feature fireplace with carved wood surround and built-in book shelving and cupboards to either side.

The spacious sitting room offers wonderful views down the grounds with French doors to the rear terrace. This room is elegant with a fireplace with Purbeck stone surround and log burner, double doors between built-in book shelving and cabinetry lead to the dining room with further French doors to the rear terrace. The kitchen/breakfast room has a quarry tiled floor with large seating/dining area and doors out to the side terrace. There is





an extensive range of country style units with granite work surfaces and a large gas fired Aga set in a brick and tiled recess. Further integrated appliances include a microwave, dishwasher and two ring gas hob. The room provides a great family living space and a door leads to shelved pantry. A lobby leads off the kitchen providing access to the well fitted utility room with gardeners WC adjacent. The family room is a sizeable room with views over the frontage and fitted furniture including shelving, desk area and drawers.

Stairs lead to the first floor and split to two separate landing areas. The first landing leads to the principal bedroom suite which is generous in size and has a walk through dressing room with fitted wardrobes, cupboards and drawers leading to the en suite bath/shower room fitted in a white suite with a separate shower cubicle. Also off this landing is a further double bedroom which enjoys views over the side gardens and has an en suite shower room. The second landing area gives access to three further bedrooms all with fitted wardrobes, with lovely views over the grounds and distant countryside beyond. One of the bedrooms has an en suite bath/shower room and another has a large balcony from which to enjoy the view. A bathroom and a separate shower room serve these remaining bedrooms.

Outside

The White House is approached off a country lane though double wooden electric gates onto a large driveway and turning area. One section of the drive leads to a parking area in front of the house and another leads to

substantial brick and oak framed outbuilding with two garages, a double carport and a store room.

The mature gardens and grounds are a sheer delight wrapping around all sides of the house. Adjacent to the rear of the house is a raised terrace to the entire length of the house. This provides a great entertaining area with the gardens and distant views as the perfect backdrop. The terrace is edged by mature and well stocked flower and shrub borders with a variety of climbing shrubs. A side terrace is accessed via the kitchen or under an arbour bedecked with Clematis and a Vine. Steps from the main terrace lead down to the extensive gardens, which are mainly laid to lawn with further shrub borders and interspersed with mature specimen trees including Horse Chestnut, Silver Birch and Beech. Behind a picket fence, midway down the grounds, is the swimming pool with a seating area and summer house. Steps lead down from here to the all-weather tennis court. Beyond the formal gardens, separated by a post and rail fence is a large paddock with further mature deciduous and fruit trees. Further mature trees provide a screen to the rear boundary. To the side of the house is a further garden area with vegetable and shrub borders leading around to the front of the house enclosed by a five bar wooden gate. The majority of the gardens are south west facing and the grounds extend to over 3 acres in all.

Services

All mains services connected. Gas central heating.

EPC rating = D





Tenure
Freehold

Local Authority
Wycombe District Council

Viewing
Strictly by appointment with
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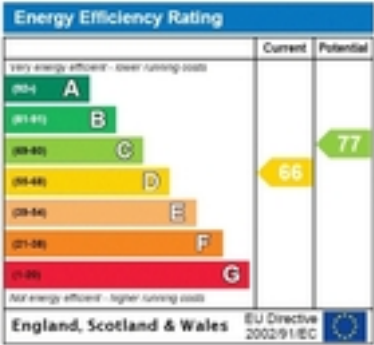




Approximate Area = 358.4 sq m / 3858 sq ft
Garage = 36.9 sq m / 397 sq ft (Excluding Store / Carport)
Boiler / Pool House = 11.0 sq m / 118 sq ft
Total = 406.3 sq m / 4373 sq ft
Including Limited Use Area (0.3 sq m / 3 sq ft)
For identification only. Not to scale.
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Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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