

Culzean House

Bradenham, Buckinghamshire



*Located in this picturesque National Trust village,
a family home with private south-facing gardens
of one and a half acres.*





Culzean House, Rectory Lane, Bradenham, Buckinghamshire, HP14 4HA

Mileages

High Wycombe (London Marylebone – from 23 minutes) – 4.3 miles; M40 junction 4 – 4.6 miles; central London – 35.3 miles
(Distances and time are approximate)

Accommodation

Ground Floor – Reception hall, drawing room, sitting room, dining room, study, kitchen, utility room, shower/cloakroom.

First Floor – Principal bedroom with ensuite bathroom, guest bedroom with ensuite bathroom, two further bedrooms, family bathroom.

Second Floor – Sitting room/bedroom with en suite bathroom.

Outside

Electric, gated entrance, parking and landscaped gardens with open-air pool.

In all the house measures 3,477 sq ft on 1.56 acre.

Description

Culzean House is a handsome Georgian-style family home which was built as a vicarage in 1961. Set within private formal gardens, the elevations are clad with climbing hydrangea, Virginia creeper and roses. The accommodation flows nicely throughout the property and it is ideal for both entertaining and family life. The main features include a south-facing drawing room and family room, with air-conditioning to many of the living spaces and bedrooms. The large study is ideal as a home office, with a fitted kitchen and generous elevated garden terrace which runs the full length of the back of the house and overlooks the open-air swimming pool.

The bedroom accommodation on the first floor incorporates four bedrooms but has been tailored to suit the current owners requirements with a generous walk through en-suite with central bath plus a further guest bedroom with a large en-suite bath and shower.

Situation

The property is set privately within the picturesque village of Bradenham which lies in a valley through the Chilterns. This quintessentially English village is wholly owned by the National Trust except for Culzean House and one other property. The village enjoys pretty cottages, a church with village cricket green and views over open countryside. Comprehensive shopping and leisure facilities are available at High Wycombe. Buckinghamshire is renowned for its state and private education providing an excellent selection of both within the locality. The surrounding Chiltern countryside has an abundance of walks, bridleways and areas of historical and national interest with excellent access for the commuter to London and the M25 and M40 motorways.





Gardens and Grounds

The property is approached through electronically-operated gates over a tarmacadam drive which terminates in a parking sweep that gives access to both front door and secondary door to the office. The area of garden that the property overlooks at the front, is predominantly laid to lawn with a tree curtilage. The mature gardens to the rear of the house are particularly charming with many established borders and well-stocked beds. The orchard incorporates a variety of fruit trees including apple, quince and medlar. The boundary is well fenced and there is a separate gated access for contractors' vehicles onto the Bradenham Road. Flowering cherry, azaleas and camellias give spring and early summer colour and a former owner planted a vast number of rare snowdrops throughout the gardens which are a sight to behold. The property has its own borehole which can be used for irrigation and an automated sprinkler system. From the main area of lawn is the swimming pool with a spa at one end and a secure electric cover. It is overlooked by the garden terrace with wide steps leading up to the main reception rooms. Built of brick and flint elevations under a tiled roof, is a garden annexe with fitted kitchen, large bed/sitting room, shower room with WC and French windows to the garden. There is also a plant room and an automatic generator which is capable of supplying electricity to the whole property if needed.

Local Authority

Wycombe District Council. Tel: 01494 461000

Services

Mains water, electricity and drainage. Oil fired central heating.





The Prime and Country House team would be delighted to show you around this property.

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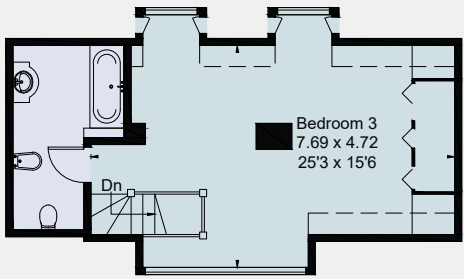
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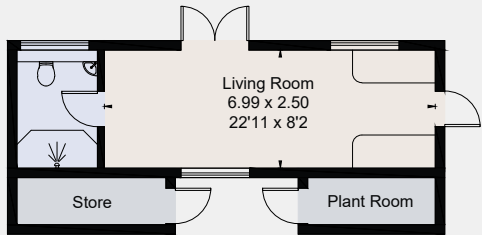
Approximate gross internal area. Main house = 3,240 sq ft / 301 sq m, Annexe = 237 sq ft / 22 sq m, Total = 3,477 sq ft / 323 sq m



Second Floor



□ = Reduced head height below 1.5m



Annexe

(Not Shown In Actual Location / Orientation)

For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.

Hamptons International is a trading name of Countrywide Estate Agents. Head Office: UK House, 180 Oxford Street, London W1D 1NN

