



# A beautifully presented individual family home

Half Hidden, West Lane, Bledlow, Princes Risborough, Buckinghamshire, HP27 9PF

Freehold





Reception hall • 5 reception rooms • kitchen/breakfast room • study and gym • 6 bedrooms (3 en suite) • 2 further bath/shower rooms • double garage and gardens about 1.5 acres in all • home office and separate studio

#### Local information

Princes Risborough 3 miles (mainline station to London Marylebone), Chinnor 2 miles, M40 6.2 miles, Thame 6.6 miles, Oxford 20 miles, Heathrow (T5) 33 miles, central London (Baker Street) 42 miles.

Half Hidden is ideally located in a semi-rural position on the edge of Bledlow village, a highly regarded conservation village with a great sense of community, a local pub and the village church, where origins can be traced to the 10th Century.

Benefiting from excellent communications in the form of the M40 (J6) giving access to Oxford in the West and London to the East. The Chiltern train line accessed from Princes Risborough with services to London Marylebone (journey times from 35 minutes) is about 3 miles distant.

Both Princes Risborough and Chinnor have good everyday shopping facilities and the historic market town of Thame has a good range of shops and amenities.

The property is well located to take full advantage of the Chilterns countryside which offers many opportunities for walking, riding and cycling together with The Phoenix Trail, a traffic-free cycle ride between Princes Risborough and Thame. There are an array of pretty villages and inns in the area.

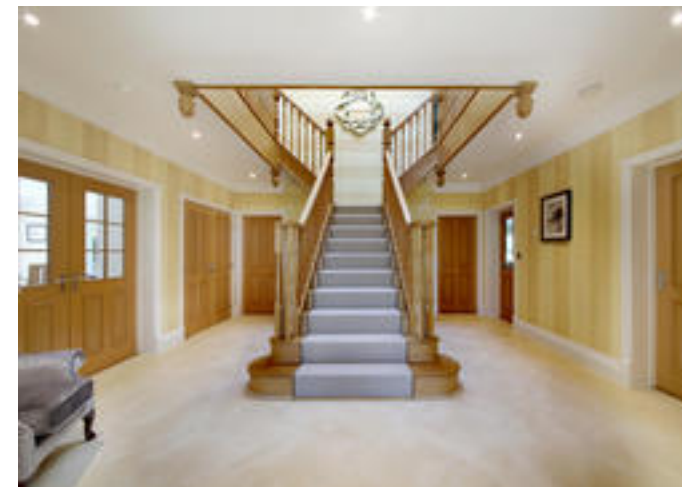
Buckinghamshire is also one of the last counties to retain and benefit from the Grammar School system.

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

#### About this property

A wonderfully presented and individual family home, with a tucked away and tranquil setting of about 1.5 acres in all. The accommodation is arranged over three floors providing both relaxed and formal entertaining space together with six bedrooms and attractive landscaped gardens. Features include ground and first floor underfloor heating, built in music system, generous storage, solar panels and CCTV. The property also benefits from a studio/annexe above the garage, ideal for an au pair or as a guest suite.

A covered entrance porch opens into a welcoming reception hall with a cloakroom and a striking split staircase rising to the first floor. The kitchen/breakfast room is the heart of the house, and opens into the orangery and family room creating a large open plan space perfect for family life. The kitchen itself lies to the front and is beautifully appointed with a comprehensive range of units, complemented by granite worktops. Appliances include a range cooker, American style fridge freezer, microwave/grill and dishwasher. An island gives further storage together



with a breakfast bar. A utility room, just off the kitchen, is well equipped with a walk in larder, space for appliances and door access to outside. The dining area offers plenty of room for a good sized dining table. The family room overlooks the garden with French doors opening on to the terrace. Adjacent lies the orangery, a stunning room with a vaulted ceiling, exposed roof trusses and garden views. A freestanding log burner gives a cosy feel and French doors give access to the rear garden. To the side, bi-fold doors open on to the outside terrace and thatched dining area, producing a fantastic entertaining space. Across the hall lies a TV room and a fully fitted study. A dining room and an elegant dual aspect sitting room are situated to the rear, both enjoy lovely garden views and French doors to the terrace. In the sitting room a brick fireplace with a wood burner provides an attractive focal point to the room.

On the first floor the galleried landing leads to the impressive principal bedroom, with a vaulted ceiling and balcony giving delightful views over the garden and Chiltern hills. The room is spacious and enjoys a seating area, dressing room and beautifully appointed en suite bathroom with separate shower. There are two guest suites, both with fitted wardrobes and en suite shower rooms. Two further bedrooms with fitted wardrobes are served by the family bath and shower room. On the second floor the landing gives access to a large loft storage area, and there is a gym/tv room which provides a very useful flexible space. Lying off the gym is a shower room and a bedroom.

### Outside

The property is approached through an electric five bar gate, with a long driveway approach, leading to a large shingled parking and turning area, and a detached double garage. Adjoining the garage is a home office with a shower room, and a door gives access to the side terrace area, ideal when entertaining. Stairs to the side of the garage lead up to a studio room over, with a kitchenette and shower room. The gardens are a delight and a real feature of the property. To the front is an area of lawn with flower beds and a large orchard with a variety of fruit trees providing an attractive outlook to the house. There is gated access to the rear garden from both sides. A generous terrace wraps around the house to the rear, giving several seating areas, including a thatched gazebo to one side, perfect for outdoor entertaining. The garden is beautifully maintained with well stocked flower and shrub borders and beds together with a large expanse of lawn. The garden is wonderfully secluded, and backs on to open fields, enclosed with fencing and mature trees.

### Services

Mains electricity and water. Oil fired central heating. Private drainage. Solar panels. Please note that none of the services have been tested.

### Tenure

Freehold

### Local Authority

Wycombe District Council

### Viewing

Strictly by appointment with Savills

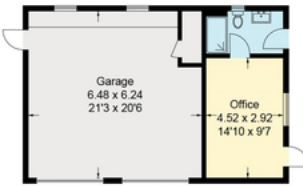
EPC rating = C



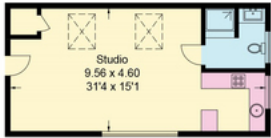


### Half Hidden

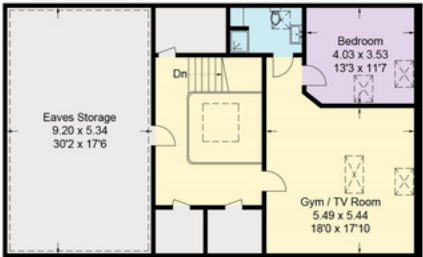
Approximate Gross Internal Area  
Ground Floor = 235.6 sq m / 2,536 sq ft  
First Floor = 187.6 sq m / 2,020 sq ft  
Second Floor = 88.6 sq m / 954 sq ft  
Garage / Office = 60.3 sq m / 649 sq ft  
Studio = 43.9 sq m / 473 sq ft  
Total = 616 sq m / 6,632 sq ft



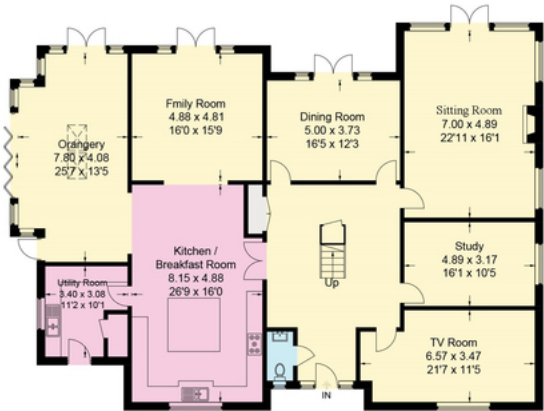
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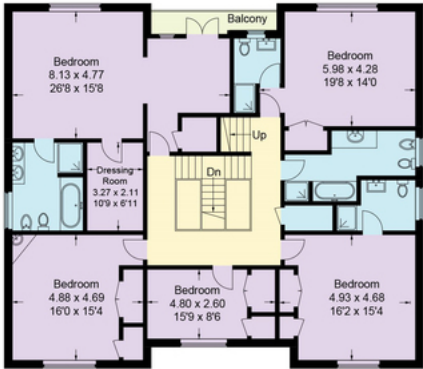
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Second Floor



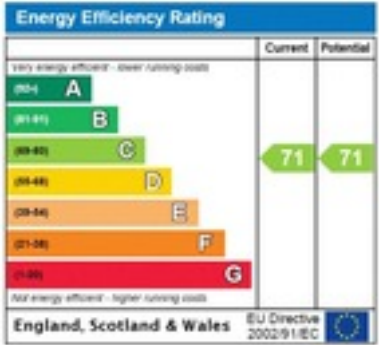
Ground Floor



First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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