



Period house with huge potential set in about 0.5 acres

Whitehill, Whiteleaf, Princes Risborough, Buckinghamshire HP27 0LY

Freehold

savills

Reception hall • 4 reception rooms • kitchen/breakfast room • 4 bedrooms (1 en suite) • family bathroom • large driveway & single integral garage • front & rear gardens • all set in about half an acre

Local information

Whitehill is situated in a lovely elevated position near the heart of Whiteleaf village backing on to Whiteleaf Golf Course. Situated within the Chilterns Area of Outstanding Beauty, the area has many countryside walks and bridle ways, yet is close to the M40 motorway (J4 approx. 11 miles) for access to London and the M25 and M4 motorways. Within a short distance is Princes Risborough (1.25 miles) with a good variety of shopping facilities including a Tesco's and Marks and Spencers as well as Doctors Surgeries, Dentists and a Chiltern mainline link to London Marylebone (from 40 minutes). The Chiltern line also runs from Aylesbury and High Wycombe (35 minutes). All distances times and distances are approximate and correct at time of printing.

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

This charming 1930s detached house offers a fabulous opportunity for a buyer to modernise, extend or possibly redevelop (subject to planning permission) to create a lovely family home, in about half an acre of mature gardens, set in a peaceful position, on the edge of

the pretty village of Whiteleaf, backing on to the picturesque golf course with distant views to the wooded hills beyond.

The reception hall is generous with under stairs storage and cloakroom adjacent. There are four reception rooms with a large sitting room with an open fireplace and display cabinets to both sides leading into the family room with patio doors to the rear terrace and a further feature fireplace. Both rooms give views on to the front and rear gardens. The dining room also gives garden views and has an attractive brick corner fireplace. The kitchen/breakfast room has a range of units and storage cupboards with appliance spaces and a sink unit. The breakfast area has a roof light and plenty of space for a breakfast table. There is also a useful walk-in pantry off of the kitchen area. A door leads to the utility room and on to a further boot/boiler room with door to the outside. Behind this is a peacefully situated study/playroom with views on to the garden.

On the first floor, the landing which has two storage cupboards affords views over the front garden and all of the bedrooms bar one, have views over the mature rear garden, golf course and wooded hills beyond. The principal bedroom has built-in wardrobes and an en suite bathroom. The three remaining bedrooms have built-in wardrobes with two of them having hand basins. A family bathroom and a night cloakroom





complete the accommodation.

Outside

Whitehill is approached off the village lane through a gated entrance on to a large driveway and turning area, there are areas of lawn with mature trees to both sides. There is a timber garden store and a single integral garage with storage area. There is wide access to the rear garden from both sides of the house. To the rear is a terrace area with steps up to the large expanse of lawn. The garden is mature and predominantly south east facing with a variety of trees and shrubs, garden store/summer house and a composting area. The plot measures over half an acre in all and backs on to Whiteleaf Golf Course with more distant views beyond.

Services

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

Agents Note

Please note, you should make enquiries about the external wall system of the property, if it has cladding, and if it is safe or if there are interim measures in place.

Council Tax: G

Tenure

Freehold

Local Authority

Buckinghamshire County Council

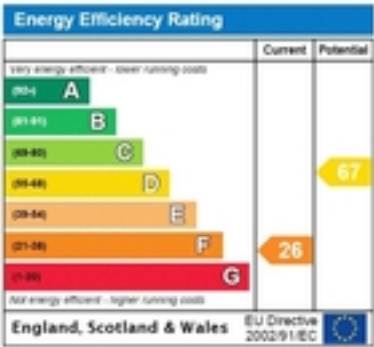
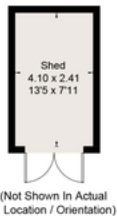
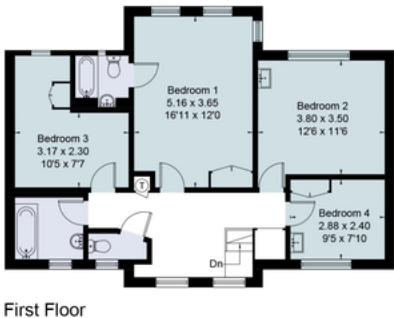
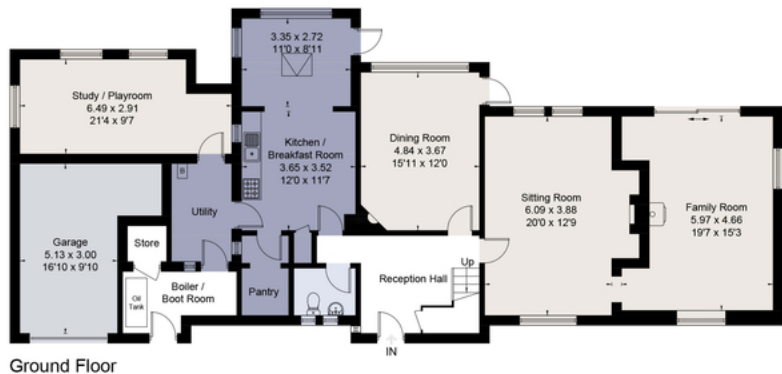
Energy Performance

EPC Rating = F

Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills

Approximate Area = 226.9 sq m / 2442 sq ft
Garage = 17.8 sq m / 191 sq ft
Total = 244.7 sq m / 2633 sq ft (Excluding Shed)
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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