



# Country house with superb gardens and stabling

**Rockworth House, Chinnor Road, Bledlow Ridge, Buckinghamshire, HP14 4AA**

Guide £2.95 million Freehold





Kitchen/breakfast room • 2 receptions rooms • study, utility, cinema • 8 bedrooms and 6 bath/shower rooms • gardens, driveway, stables • outbuilding, gym, wine room • natural swimming pond • approaching 5 acres in all

#### Local information

Situated in an elevated position on Bledlow Ridge, one of the highest points on the Chilterns, in an area of Outstanding Natural Beauty. There are views over the surrounding Chiltern countryside from the land. Whilst enjoying a rural situation, it is on the edge of the village and does not feel isolated.

The M40 motorway gives 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 Chiltern railway line runs from Princes Risborough and High Wycombe; the shortest travel time being from High Wycombe taking from 30 minutes to London Marylebone at the time of writing.

The neighbouring towns of High Wycombe and Princess Risborough have an abundance of facilities. 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.

#### About this property

Rockworth House is a spacious country house of some 4,500 square feet. The house has been equipped to high standards and offers superb family accommodation, with landscaped gardens surrounded by beautiful

wild meadow land, with stabling, outbuildings and set in this sought after semi-rural, yet accessible location.

The property has a capacious reception hall with stone flagged floors and cloaks storage. A generous cloakroom with further storage lies off this. The kitchen/breakfast room also benefits from stone flagged floors and offers a superb space for a family with a generous breakfast/dining area and a range of bespoke hand built units with wood work surfaces and fitted appliances including a range style oven. Bi-fold doors lead out to the rear terrace and there are views across the gardens. The main reception room comprises a sitting room, dining area and a garden room with wood floors, a feature fireplace with marble surround and an extensive range of bespoke fitted cabinetry. The garden room area is glazed to three sides and offers access onto the rear terrace and garden. The family room is situated to the front of the house with double doors to the side garden area. The superb, bespoke fitted study is accessed from this room. The well fitted utility room completes the ground floor accommodation.

A beautiful oak staircase rises to the first floor landing and continues to the second floor. There are four bedroom suites on the first floor with shower/bathrooms fitted in a range of styles, both modern and traditional. The principal bedroom suite has a dressing room equipped with a range of









furniture as well as a wet room. Double doors lead out onto a large balcony, the perfect place to enjoy the gardens and countryside views. There is a fifth bedroom and a stunning family bathroom with a free standing bath also on this floor. On the second floor there are two further bedrooms (one with an en suite shower room), a night cloakroom and a cinema room.

The property is wired with speakers for a 'Sonos' music system to some of the rooms and to the outside terrace. There is a 'Heatmiser' heating system as well as air conditioning to a selection of the rooms.

#### Outside

The property is approached through a choice of two vehicular electric wooden sliding gates onto a paved drive with parking for several cars. There is a two bay car port and an outbuilding/annexe with a gym and wine room on the ground floor, with a bedroom and en suite shower room on the first floor. This could easily be adapted to a self-contained one bedroom annexe. The formal rear garden is landscaped and mainly laid to lawn with an extensive terrace area with pergola. The borders are beautifully planted with shrubs and flowering plants. A winding path leads to a hot tub surrounded by wild flowers. A further path with a vine and wisteria clad pergola leads to an idyllic outside dining and separate seating area, perfect for entertaining with an outdoor fireplace. A kitchen garden with raised beds and a Victorian style greenhouse is wonderfully flanked by an espalier fruit tree screen. To the side of the house is a stable yard with four loose

boxes, tack room and storage barn. Surrounding the formal gardens is a vibrant wildflower meadow with natural pathways, providing an eco-friendly wildlife haven, together with areas of woodland and a fruit orchard with apples, plum and cherry trees. In the corner of the meadow is a beautiful decked wildlife pond, brimming with activity. Of particular note is a wonderful 22 metre natural swimming pond and picnic lawn, blending seamlessly into the garden. The property extends to just under 5 acres in all and backs on to open farmland. The gardens benefit from Wi-Fi controlled lighting and also a rain water irrigation system.

#### Services

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

#### Agents Note

We have been told that this property has no cladding. 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.

#### Tenure

Freehold

#### Local Authority

Buckinghamshire Council

#### Council Tax

Band = G

#### Energy Performance

EPC Rating = C

#### Viewing

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







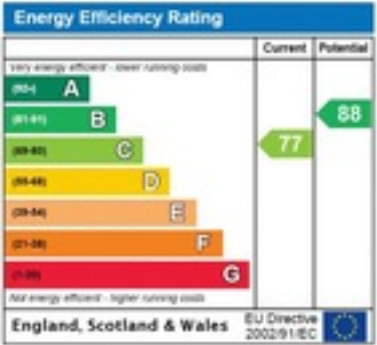






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Gross Internal Area (approx) = 418.7 sq m / 4507 sq ft (Excluding Void)  
Outbuilding = 172.2 sq m / 1853 sq ft  
Total = 590.9 sq m / 6360 sq ft  
For identification only. Not to scale.  
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