



## Farmhouse with equestrian facilities and annexe

Lodge Hill Farm, Haw Lane, Bledlow Ridge, High Wycombe, Buckinghamshire, HP14 4JQ

Freehold









Reception hall • 3 reception rooms • kitchen/breakfast room • 5 bedrooms and 3 bath/shower rooms • two bedroom annexe • driveway and garage • stunning rural views and equestrian facilities • in excess of 12 acres

#### Local information

Princes Risborough 4.3 miles, High Wycombe 7 miles. M40 (Junction 4) 7.5 miles, Heathrow (J5) 27 miles, central London (Baker Street) 36 miles. All distances and times are approximate and correct at the time of writing.

Lodge Hill Farm occupies a stunning semi rural position with wonderful views over the surrounding countryside. Close to the M40 motorway, giving 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 larger neighbouring towns of High Wycombe and Princes Risborough have an abundance of facilities. The Chiltern railway line to Marylebone runs from Saunderton 1.9 miles, Princes Risborough (with trains from 36 minutes) and High Wycombe (with trains from 28 minutes).

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

Lodge Hill Farm is a detached period house of character and

believed to date back to about 1740. The property is a charming and spacious family home which retains period features throughout including exposed timbers and brickwork. The house occupies a lovely rural country lane setting with stunning far reaching countryside views and sits in its own grounds in excess of 12 acres, with the added benefit of a spacious two bedroom annexe, stabling and an outdoor manège. The property also benefits from a generator.

A covered porch opens into the reception hall with flagstone flooring, a cloakroom and stairs to the first floor. The pretty sitting rooms extends the depth of the house and features an attractive inglenook fireplace with a multi-fuel burner. French doors open on to the garden and the room has built in storage cupboards and shelving. On the other side of the hall is a study/family room with a fireplace and views to the front. The dining room lies to the rear, with ceiling beams, a decorative fireplace, built in storage and display cabinets. The kitchen/breakfast room is well equipped with a good range of country style units. Integrated appliances include a Rayburn, five ring gas hob, extractor, double oven, microwave and a dishwasher. The room is dual aspect and has plenty of room for a table. Just off the kitchen lies a cloakroom and door giving access to the garden, together with a good sized utility room with storage





and space for appliances.

On the first floor are five bedrooms, all with decorative fireplaces. The principal bedroom lies to the front with wonderful far reaching views. There is a fully fitted dressing room and a well appointed en suite bathroom with a separate shower. There are four further bedrooms, two with fitted wardrobes and served by two family bath/shower rooms.

#### Outside

Lodge Hill Farm is approached off a country lane through an electric five bar gate onto a long driveway with parking at the front of the house for several vehicles, together with a detached garage with a store room/wine cellar to the rear. Adjacent to the main house is a stable, currently used for storage, and a spacious semi-detached annexe, open plan on the ground floor with a kitchen area and shower room. On the first floor are two bedrooms, both with generous eaves storage.

The garden and grounds are superb and in excess of 12 acres. The rear garden is arranged over two levels, predominately laid to lawn and interspersed with mature trees and well stocked mature flower beds. A raised terrace area provides wonderful rural views and a perfect space for outside entertaining. The remainder of the land comprises fenced paddocks, woodland and a copse, together with a stable yard with three stables, a feed store and tack room with water, light and power. Adjacent to the stable block is a 20m x 40m outdoor manège.

#### Services

Mains water, electricity and drainage. Ground source heat pump. Please note that none of the services have been tested.

#### EPC = E

#### Agent Note

Photos taken in June 2020

#### Tenure

Freehold

#### Local Authority

Wycombe District Council

#### Viewing

Strictly by appointment with Savills



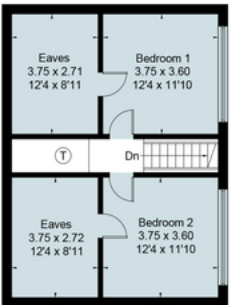




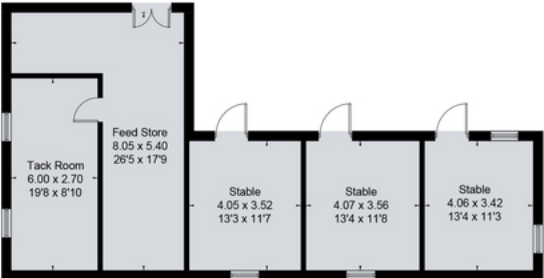
Approximate Floor Area = 264 sq m / 2840 sq ft  
Garage = 24 sq m / 256 sq ft  
Annexe = 109 sq m / 1168 sq ft  
Outbuildings = 108 sq m / 1163 sq ft  
Total = 505 sq m / 5427 sq ft



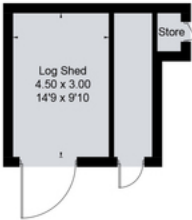
(Not Shown In Actual Location / Orientation)  
Annexe - Ground Floor



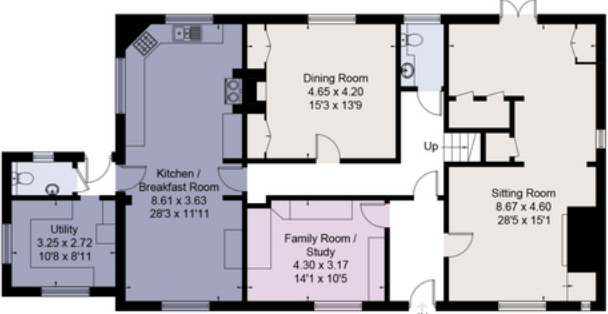
Annexe - First Floor



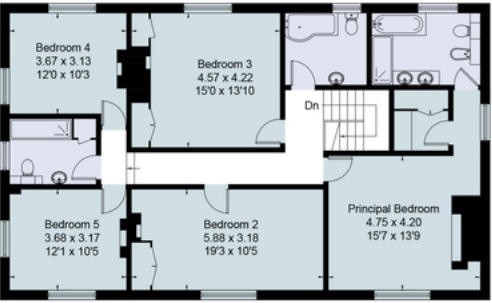
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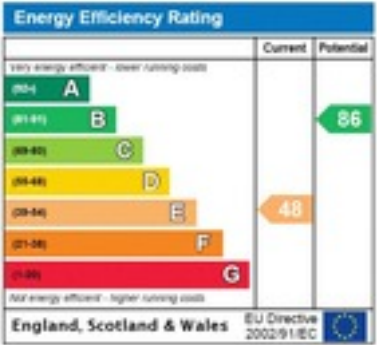
Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)



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