



Stunning country home; rural living at its finest

Frog Corner, Whipsnade, Bedfordshire, LU6 2LG

Freehold

savills

Elegant country home • Guest lodge • Independent studio with extensive garaging • Swimming pool with pool house • Grounds in excess of 2 acres

Local Information

Tring Station 7.7 miles,
Berkhamsted 9.3 miles (Euston from 35 minutes), Leighton Buzzard Station 9.5 miles, Harpenden 9.9 miles (St Pancras International from 28 minutes), Milton Keynes 25.9 miles, London Luton Airport 9.5 miles.

Situation

On top of the Chiltern Hills, in an 'Area of Outstanding Natural Beauty', Frog Corner is located just off the attractive village green of Whipsnade. The area is popular and predominantly known for the open spaces of Whipsnade Zoo and the nearby Tree Cathedral. The village itself is very pretty with many period houses and an old church overlooking the green. The surrounding countryside is simply beautiful with Dunstable Downs and the Icknield Way providing popular destinations for walking, cycling, horse riding and gliding.

The bustling market town of Tring offers local shopping facilities and there are more comprehensive facilities available at both Berkhamsted and Dunstable both of which have a good choice of supermarkets. For education, there are a variety of primary schools available at Harpenden, Studham, Kensworth and Dagnall. Senior schools are available at Harpenden. Private schooling available just over 3

miles away at Beechwood Park with extensive schooling available at Berkhamsted and St Albans.

Rail travel is available from Tring to London Euston with the fast train journey time of approximately 40 mins. From both Harpenden and Leagrave there are main line stations to Kings Cross and St.Pancras International. Access The M1 is available at junction 9 and the A 41 at Tring connecting to the M25 at junction 20. London Luton Airport is the closest airport, making Frog corner perfectly placed for international travel.

About this property

The House

With its roots dating back to the 16th Century when it was a row of four cottages, Frog Corner has been brought very much into the 21st Century with eco credentials to be proud of. A superb contrast of elegant period detailing against the convenience of modern living.

Hidden from sight, the house sits back from Whipsnade Green behind a wooded dell in landscaped gardens extending to in excess of two acres.

The main residence has a great balance and flow of accommodation, perfect for family living. With over 3000sq ft of living space, the house enjoys views over its own grounds on





both sides. Very much the country way, family and visitors alike would naturally use the reception conservatory to enter the home via the kitchen. With hand finished units crafted by Mark Wilkinson, including a must have walk-in pantry, there is robust four oven Aga which has been thoughtfully converted to electric, an integrated microwave, and traditional Belfast sink.

Adjacent is a dining room with large inglenook with space for a sideboard. Windows overlook the sheltered front garden and a door leads into the reception hall which opens up onto a gabled porch.

There is a beautiful Orangery style dining room with views over the parterre garden with stunning water feature. Access through French doors is provided to a sheltered courtyard, ideal for early morning coffee before the day commences. The south wing of the house is home to the dual aspect drawing room with its charming fireplace with original bread ovens still in place. A fabulous room which really comes into its own during winter months with the wood burning stove illuminating the period detailing.

An elegant library completes the ground floor with a beautifully finished range of bookshelves and fitted cabinets. A great place for those who wish to work from home with good connectivity to the internet.

On the top floor there are two bedroom suites each having windows on two sides making for bright and airy accommodation overlooking the gardens to the

front and rear. There are three further bedrooms sharing a family bathroom with separate shower.

The Lodge

This is an independent property with its own pedestrian access. Designed to maximize the views, there are large picture windows overlooking the driveway and gardens. Across the rear of the lodge is a conservatory styled sitting room overlooking the pond with its waterfall. Fueled by an air source heat pump and solar panels, this is a low energy home perfect for those seeking separate living on one level.

Studio/Garage

On the ground floor there is space for several vehicles and workshop with a useful store room for garden machinery. With a Studio room with kitchenette extending to over 40ft in length and a well-appointed shower room, this is the ideal space for a returning off-spring or staff.

Pool House

Set behind mature yew hedges there is a detached pool house with a vibrant fitted kitchen with breakfast bar and integrated appliances, a comfy studio area and shower room. French doors open out onto the terrace which has a lovely dining area under an all-weather gazebo. With the attractive free style solar heated pool, this is a great area for outdoor entertaining.

Outside

The grounds are simply stunning. An absolute testament to the owners and their hard work resulting in a peaceful retreat, full of seasonal colour and charm. A





prominent feature of the gardens is a delightful pond with waterfall which has been beautifully planted to create a haven for wildlife. From the main residence there is access to two gardens, the front rockery and boulder garden, and to the rear, being fashioned on a theme borrowed from Tatton Park, there is a well presented parterre garden with two terraces, a charming slate water feature and ample space for sheltered seating; a perfect place to rest and relax.

For the keen gardener there is a delightful detached Griffin glass house with flexible shelving and benching to accommodate changes to your growing schemes. Complemented by a large fruit cage, small orchard, and raised vegetable beds, it would be easy to embrace a little self-sufficiency by cultivating some home produce.

Sport enthusiasts will enjoy the grass badminton court, manicured croquet lawn and the 2-hole golf course, along with the heated swimming pool.

The rest of the extensive grounds are lawned interspersed with a variety of deciduous and evergreen trees.

The paved driveway with parking for several vehicles is hidden behind robust automatic wooden gates which feature a whimsical thatched roof.

Tenure

Freehold

Local Authority

Central Bedfordshire Council

Energy Performance

EPC Rating - Main House = D

EPC Rating - The Studio = D

EPC Rating - The Lodge = C

Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Harpenden Office.
Telephone: +44 (0) 1582 465 000.





Approximate Area

Main House = 289.9 sq m / 3120 sq ft

Garage and Studio = 134.0 sq m / 1442 sq ft

Lodge = 60.3 sq m / 649 sq ft

Pool House = 25.4 sq m / 273 sq ft

Boot Room = 7.1 sq m / 76 sq ft

Total = 516.7 sq m / 5560 sq ft (Excluding Void)

Including Limited Use Area (4.1 sq m / 44 sq ft)

For identification only. Not to scale.

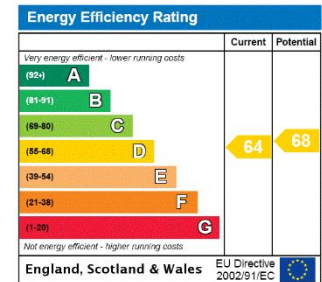
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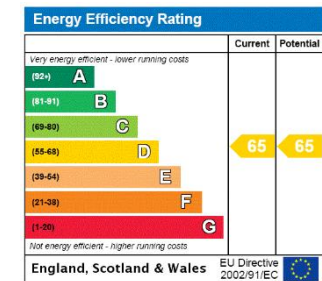
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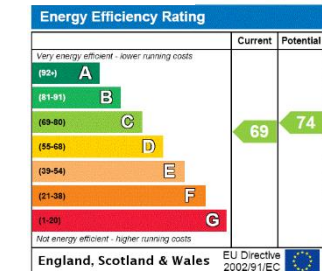
Main House



The Studio



The Lodge



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