



# A substantial period brick and flint family home

**Botany House, Bolter End Lane, Wheeler End, Buckinghamshire, HP14 3ND**

Freehold





A fabulous family home with beautifully proportioned rooms • High ceilings and large windows throughout • Flexible and impressive living accommodation • A variety of work-from-home spaces • Brick and flint bordered driveway with ample parking • Coaching gate leading to the old bakers' courtyard providing further parking

#### Mileage

Wheeler End village 0.3 miles, Lane End 1.5 miles, Frieth 2.6 miles, High Wycombe Station 5.4 miles, Hambleden village 5.5 miles, Marlow High Street 5.6 miles, Henley 9.6 miles, Watlington 10.1 miles, Oxford 22.4 miles, Heathrow 23.6 miles, London Central 36 miles

#### Description

Botany House is an elegant brick and flint country home. Originally built as one house in 1860s and split into two in the middle of the last century, the current owners purchased Botany House in 1997 and then added Flint House in 2003 returning it to one large family home. Our client replaced all windows throughout in 2015 with solid wood traditional sashed double glazed windows.

Stone steps framed by two mature yew bushes lead up to the front porch and the Reception Hall, with stairs to the first floor. To the right there is a formal dining room with a large bay window, open fireplace, original high skirting boards, ornate ceiling rose and French doors opening onto the garden. To the left of the hall the library/reception room with open fireplace and fitted library shelving with integrated lighting, leads the eye to the newly built Orangery. David Salisbury were commissioned

in 2017 to design the unique space to encompass a kitchen and informal dining/family room which provides an impressive entertaining space for larger parties. Glass vaulted it features a large kitchen island with a cool white composite stone work surface with a breakfast bar with space for 4 stools between an integrated wine fridge and a matching rack for reds on one side and on the opposite side of the island, facing out into the room and the garden beyond, there is an induction hob, a double butlers sink with Perrin and Rowe boiling water tap with a dishwasher, drawers and various cabinetry for cookware below. A pop-up unit provides mains and USB power on the island. Siemens products are used throughout. Double doors and windows to each side open out onto the patio and garden. The roof lantern has three glass pendant lights and an electrically operated roof window. There are a fridge, two ovens with warming drawers, a range of bespoke cupboards, spice racks, pull-out larder, drawers and the original bread oven which was used to bake the bread for the local village, restored by the current owners to create an original focal point.

At the other end of the room is a large space which can play host to informal family meals. Off the kitchen is the laundry/









utility room with work surfaces, a stainless steel sink, a washing machine, tumble dryer and second dishwasher, a corner larder, additional cupboards matching the colour of the island units, a fridge/freezer, hanging space and a Rayburn. Underfloor heating beneath a seamless porcelain tiled floor extends through the Orangery, laundry, Reception Room/ Library and newly fitted downstairs WC.

The inner hall leads to the family sitting room which has two large sash windows with views over Wheeler End Common and a large open fireplace. A door leads to the family office/bedroom 5 which has a bay window also looking over the common and another large open fireplace with an external door to the carport / bakers yard / rear of the property. The inner hall also has an external door to the bakers yard and the newly fitted downstairs cloakroom with underfloor heating and boiler room beyond. Under the stairs, a brick stairway gives easy access to a substantial dry-lined cellar. With a second unlined cellar currently accessed from outside.

In the reception hall, the original staircase leads to the landing area with airing cupboards and storage. Immediately to the front of the house above the porch there is a large enclosed gallery which can also double as a study. All bedrooms are off the main landing. The principal bedroom is light and airy with an open fireplace and windows overlooking the countryside beyond. There are three further

double bedrooms, all with 10 foot ceilings. With a south-easterly aspect, bedrooms One and Two benefit from sunrise views. There are two contemporary family bathrooms which have been recently re-furnished, one with a wet room, heated lit mirror. The other has a large double-ended Bette bath and a walk-in shower. There is a first floor store room accessed by stairs to the right of the carport which offers the potential to create bedroom 5/6, a small flat or a dressing room and bathroom for the principal bedroom.

The loft is insulated throughout. A brand-new heat-pump system fitted in 2020 offers a zero-carbon footprint and significantly reduced heating costs.

The gravel driveway has parking for up to three cars and is bordered by brick and flint walling. There are steps up to the garden and a path to the front door. An iron pedestrian gate set into the feature garden wall provides alternative access from the road. The garden has a south westerly aspect, is mainly laid to lawn and surrounded by deep flower beds with mature evergreens and flowering trees. To the back of the orangery is a courtyard which leads to the carport, upstairs storage and outbuilding.

#### **Situation**

Botany House sits high in the Chiltern Hills, in a Designated Area of Outstanding Natural Beauty with a vast network of footpaths and bridleways and country lanes ideal for walkers,









runners, cyclists and horse riders.

There are livery and riding stables dotted around the area, shooting can be enjoyed at the EJ Churchill Shooting Grounds on the Dashwood Estate and boating can be found in the pretty Thames-side towns of Marlow and Henley.

A stroll across the common takes you to The Chequers, the neighbouring village of Lane End hosts the well-known Grouse and Ale Pub and restaurant and a Sunday morning walk leads to lunch at the Frog at Skirmett, The Bull and Butcher at Turville or The Yew Tree at Frieth. Nearby Marlow Town has a superb selection of shops, pubs and restaurants including The Ivy and The Hand and Flowers.

Botany House is in the catchment of Wycombe High School (Grammar) for girls, John Hampden Grammar School for boys and Great Marlow School (co-educational). The area is rich in village schools at Cadmore End, Frieth, West Wycombe etc. Local independent schools include Godstowe, Davenies, Piper's Corner, the world-leading Wycombe Abbey and schools in Reading and Oxford are within commutable distance, many with bus or coach services.

The M40 junction 4 at High Wycombe is for London and Heathrow Airport (23.6 miles distant) with the M40 junction 5 to the north for the Midlands.

Rail links to the City can be found at High Wycombe for Marylebone and Maidenhead for Paddington. The opening of Crossrail (due 2021) will only

enhance the region's communications.

**Directions:** From Marlow proceed to the top of the High Street and turn right at the obelisk onto Spittal Street, then left at the roundabout take the first exit on to Dean Street/ B482 and continue on for 4.9 miles through Lane End Village. Turn right on to Bolter End Lane. After 0.6 miles turn left and keep left. Botany House will be on your left hand side.

**Tenure:** Freehold with vacant possession upon completion.

**Services:** Water, electricity, drainage mains services connected. Air Sourced heat pump installed 2020. Oil Tank (back up) heating source. In accordance with the Consumer Protection from Unfair Trading Regulations 2008 (CPR) and the Business Protection from Misleading Marketing Regulations 2008, please note that none of these services have been tested.

**Post code:** HP14 3ND

**Local Authority:** Wycombe District Council

**Council Tax Band:** G

**Energy Performance:** F. A full copy of the Energy Performance Certificate is available upon request

**Viewing:** Strictly by appointment with Savills.









**Botany House, Bolter End Lane, Wheeler End, Buckinghamshire, HP14 3ND**  
**Approximate Area** 302.9 sq m / 3260 sq ft  
**Office** 35.2 sq m / 379 sq ft  
**Cellar** 40.1 sq m / 432 sq ft  
**Outbuilding** 19.9 sq m / 214 sq ft  
**Total** 398.1 sq m / 4285 sq ft **Including Limited Use Area** (1.2 sq m / 13 sq ft)



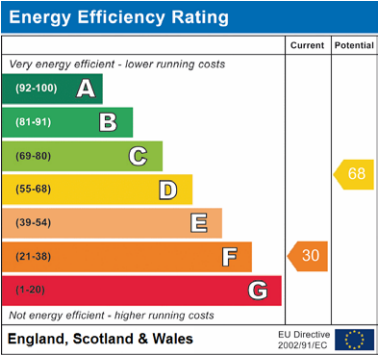
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