



Longfields
Ellesborough Road | Butlers Cross | Buckinghamshire | HP17 0XA

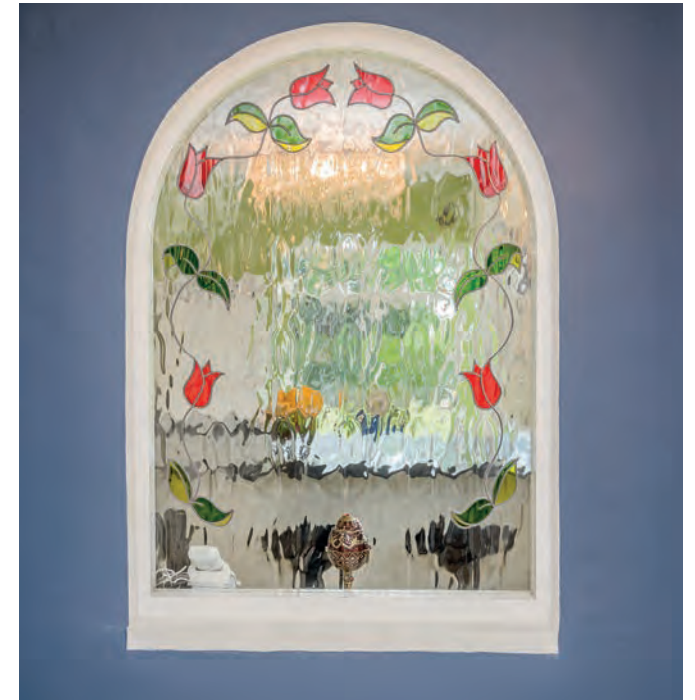
FINE & COUNTRY

LONGFIELDS

Located in an “Area of Outstanding Natural Beauty”, between Coombe and Beacon Hill at the highest point of the Chilterns, in the small Hamlet of Ellesborough.







Longfields is a wonderful 1920s single storey four bedroom detached bungalow situated in a private location and set behind electric gates in landscaped gardens of approximately 0.35 acres overlooking open farmland to the front and rear. The property has been successfully extended and refurbished by the current owners to provide 1,847 sq. ft. of high quality and spacious family accommodation throughout. There is further potential for a loft conversion subject to the necessary consents and planning permission has been granted for a detached garage to be built to the front of the property.





Accommodation
Entrance Porch
Entrance Hall
Cloakroom
Sitting Room
Dining Room
Kitchen/Breakfast Room
Utility
Inner Hallway
Master Bedroom
Ensuite Shower Room
Three Further Bedrooms
Family Bathroom
Driveway Parking
Gardens to Front & Rear

Seller Insight

“We were drawn to the spectacular picturesque countryside, views from the property and how attractive this former hunting lodge is”, say the current owners of Longfields, a pretty 4 bedroom detached single story home in the midst of Buckinghamshire.

The property sits on the periphery of Chequers Estate, the country residence of the Prime Minister, with far reaching views across both fields and woodland. “The wildlife is spectacular, we regularly see Deer, Foxes and Badgers as well as nesting Owls, Woodpeckers and Red Kites in the trees in our garden. As professionals, we liked the fact that we had the “Country Life” but were within an hour of Heathrow and 30 minutes from M4, M40 and M25 for business, it ticked all the boxes”. Equidistant are the towns of Princess Risborough and Great Missenden with rail links to London within 45 minutes.

The property has an exterior mock Tudor old charm, dating back to the 1920's when it was used by a Knightsbridge family as a hunting lodge. The original hand-written deeds and historical documents pertaining to the property, will be passed to the new owners. The land surrounding Longfields has always been fields and orchards, the immediate gardens are approximately three quarters of an acre in size. The gardens are mainly laid to lawn with a pond, Apple, Pear, Plum and Cherry trees and topiary, bordered by hedging which gives seclusion without losing any of the beautiful countryside views.

“We have doubled the size of living accommodation over the years, creating a modern, light spacious interior, with French Doors to the Master Bedroom, Dining and Sitting Rooms, to take advantage of the views”. The house is presented to a high standard with a recent bespoke white oak kitchen with silastone granite work surfaces. The accommodation is versatile and currently configured as a 4 bedroom with a sitting room and separate dining room, kitchen with breakfast and utility area. Planning permission in perpetuity for a garage. Potential to convert the warm loft into further living accommodation.





“

A wonderful home that is perfect for entertaining all year round. Whether the Prime Minister or close family and friends, we have always enjoyed entertaining here”





“ We will miss everything, the house, the location, the wildlife and the spectacular crystal-clear night skies – astronomers come up here as it is an unpolluted star filled night sky”.





Longfields is situated in the hamlet of Butlers Cross, Ellesborough within the Chilterns Area of Outstanding Natural Beauty, at the foot of the Chiltern Hills (part of the National Trust) which has superb views across the Vale of Aylesbury including the Prime Minister's residence at Chequers just a few miles away. There are numerous public footpaths and bridleways in the area and local beauty spots include Coombe Hill, Beacon Hill and Wendover Woods. The hamlet has a village hall and play area plus a traditional 18th Century coach house and contemporary restaurant, The Russell Arms.

The property is within 2 miles of the market town of Wendover which offers a variety of shops, restaurants and public houses, a GP surgery, John Colet Secondary School and a mainline railway station to London Marylebone, 52 minutes. There is an additional railway station within 1.5 miles at Little Kimble to London Marylebone, 55 minutes. The area is well served with some additional excellent schools including - The Beacon, Berkhamsted Collegiate, Gateway, Heatherton, Ashfold and three highly sought-after Grammar Schools in Aylesbury town.





“ The Master Bedroom – in Spring and Summer we open the French doors out onto the garden and have breakfast in bed or on the bedroom patio – we are not over looked at all – it’s super”







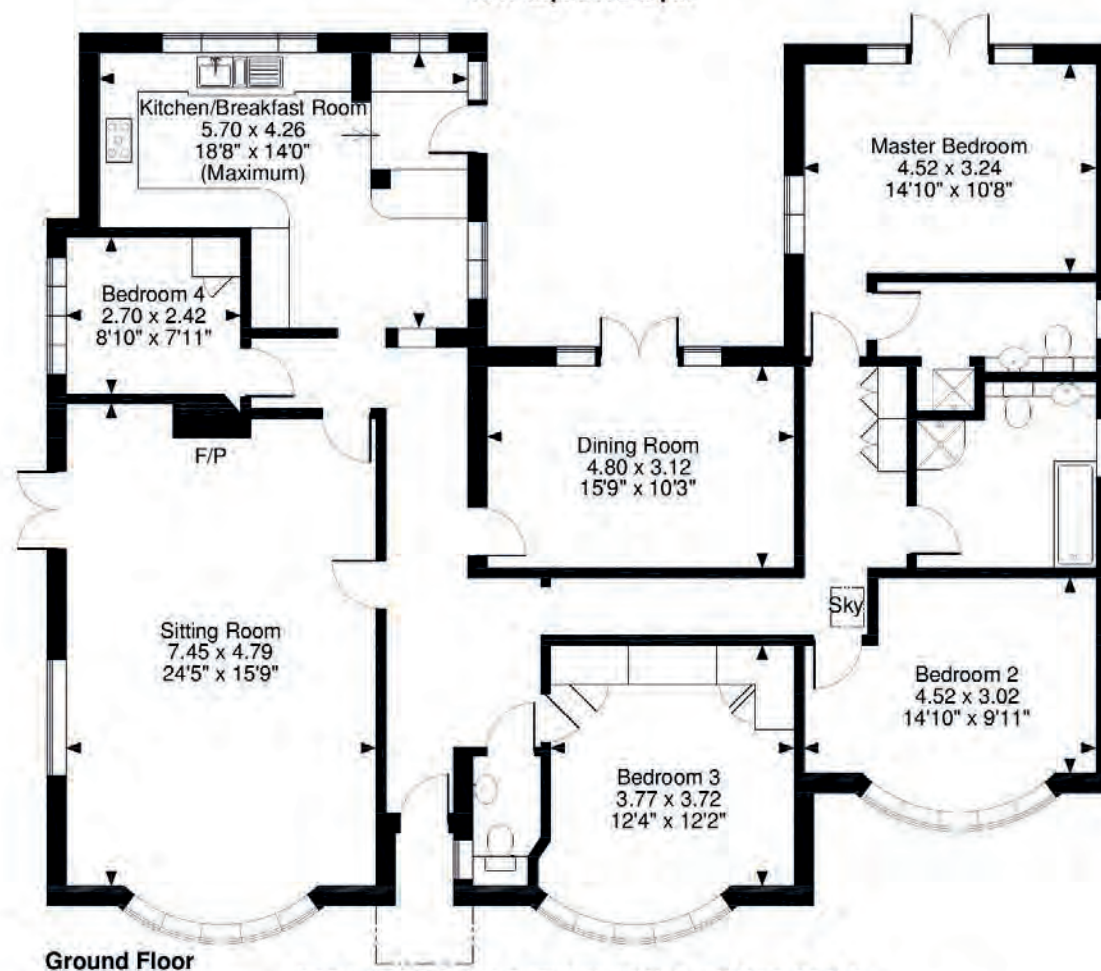
The surrounding market towns and villages within Aylesbury Vale provide a wealth of historical and interesting places to visit including Waddesdon Manor, Claydon House, Quainton Steam Railway and the beautiful Ellesborough Golf Course within half-a-mile from the property. Extensive shopping facilities are situated at Bicester Village Retail Outlet, the refurbished Friar's Square shopping centre in the county town of Aylesbury, 5 miles away, which has a wide choice of social and leisure facilities, Grammar Schools and another mainline railway station with London Marylebone reached in 59 minutes. The nearby A41 provides easy access into Aylesbury, Bicester and onwards to the M40 and M25 motorway networks. London Heathrow can be reached in 29 miles and Central London within 39 miles.







Longfields Ellesborough Road, Aylesbury
Approximate Gross Internal Area
1847 Sq Ft/172 Sq M



Ground Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		77
(55-68) D		
(39-54) E	54	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. * These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent. Printed



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