

THE MALT HOUSE

WEST WYCOMBE - BUCKINGHAMSHIRE



TIM RUSS
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**THE MALT HOUSE
HIGH STREET
WEST WYCOMBE
BUCKINGHAMSHIRE**

*High Wycombe c2 miles | M40 Handy Cross c4 miles
Beaconsfield c11 miles | Princes Risborough c6 miles
Marlow c7 miles | Central London c35 miles*

**A particularly appealing former malt house
adjoining West Wycombe Park in
the heart of this historic village**

Reception Hall | Cloakroom | Utility
Kitchen/Breakfast Room | Dining Room
Sitting Room | Garden Room

Principal Bedroom with En Suite
Dressing Room and Bathroom
Three further Double Bedrooms
Family Bathroom

Five Car Garage Block | Private Gardens

In all about 0.33 Acre

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6 Burkes Court, Beaconsfield, HP9 1NZ
T 01494 674321 E prime@timruss.co.uk

1 High Street, Princes Risborough, HP27 0AE
T 01844 275522 E p.risborough@timruss.co.uk

timruss.co.uk





LOCATION

The village of West Wycombe largely grew up around the influence and needs of West Wycombe Park, the elegant Palladian home built by Sir Francis Dashwood and still lived in by his descendants today. Sir Francis was the founder of the Dilettanti society and co-founder of the infamous Hell Fire Club, whose meetings were held in the Hellfire Caves just up the hill from The Malt House. In 1929 the village was put up for sale by the Dashwood Family and eventually passed to the National Trust who still own approximately 90% of the properties. The Mausoleum and Golden Ball above the village are impressive local landmarks, visually dominating the village and local landscape for miles. The High Street has a number of traditional shops, as well as three pubs and a well-used village hall. Just off the High Street is a pre-school and primary school. You are also within the catchment for the highly regarded High Wycombe grammar schools.

THE PROPERTY

This Grade II Listed Malt House is one of two original malt houses on the Dashwood Estate, dating in origin from the 17th Century, of brick and flint construction under a clay tiled roof. The property was restored by a well known local craftsman and the integrity of the original building has been meticulously maintained. Of note are the York stone flags which were originally from Horseguards behind Downing Street, which are throughout most of the ground floor. The front door opens into a generous reception hall, off which is the cloakroom and the useful utility room. The kitchen/breakfast room is well proportioned and fitted with a comprehensive range of units incorporating integrated appliances.

Off the kitchen is the formal dining room which will accommodate the largest of dining tables. The central hall gives access to the first floor and there is a store room which has been used as an office. The main sitting room is a lovely room with a splendid brick open fireplace and hearth. The fabulous oak framed garden room/orangery was added just six years ago and provides a wonderful outlook over the garden.

On the first floor there is an impressive landing leading to the bedrooms. The principal bedroom has a fitted ensuite dressing room and a four-piece bathroom. The three further double bedrooms are served by a family bathroom.

OUTSIDE

The property is via double wooden gates between the brick and flint walls, leading to a gravel driveway with ample parking and turning space.

The five car garage has individual sets of doors, light and power. An external staircase leads to the first floor where there is cavernous storage with further potential (subject to planning).

The garden is a delight and faces due south lying within a brick wall perimeter providing a feeling of privacy. There is a large brick paved terrace along the rear of the house, beyond which live colourful beds and borders adjoining a wide expanse of lawn.

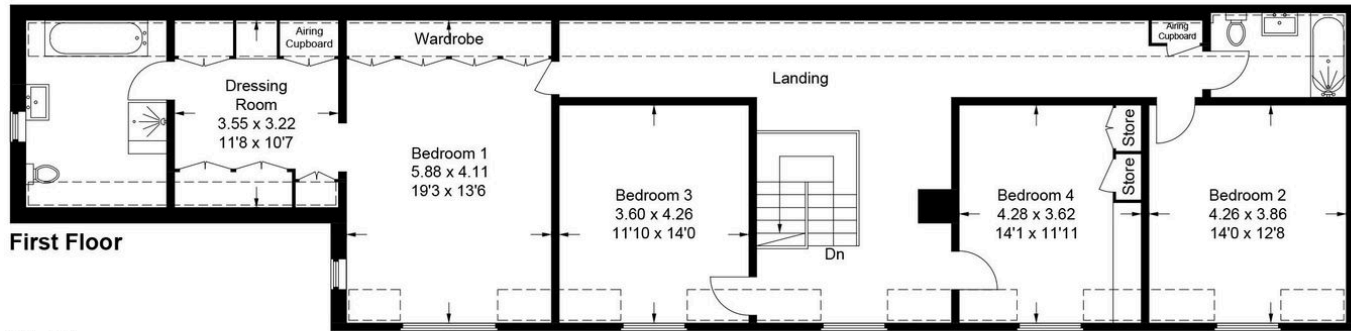
SERVICES

Main water, electricity and drainage. Oil fired heating.

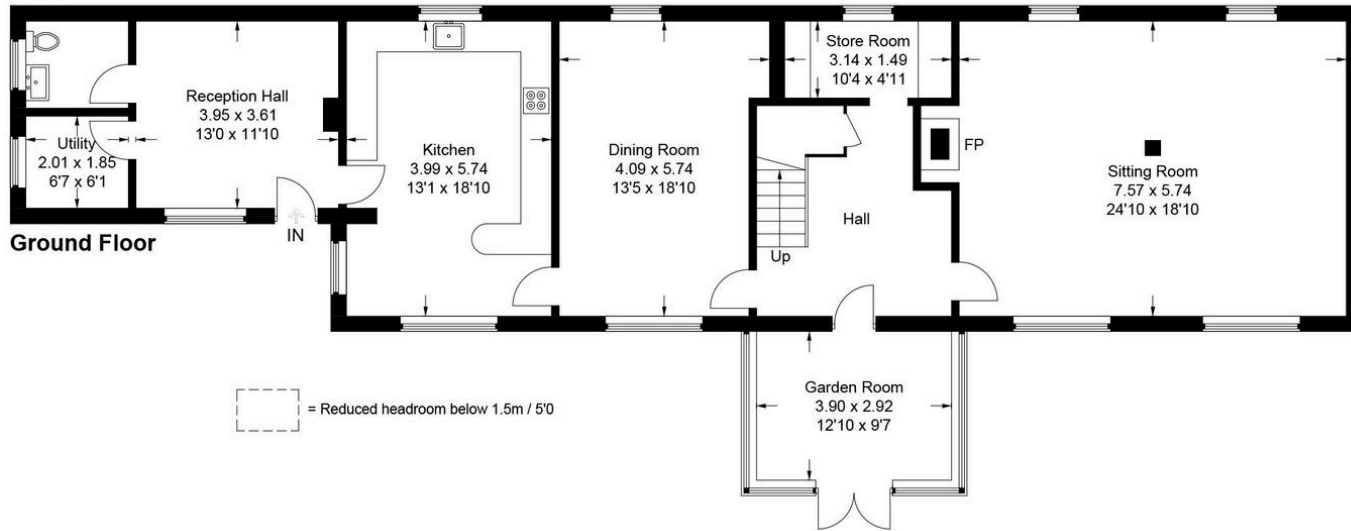
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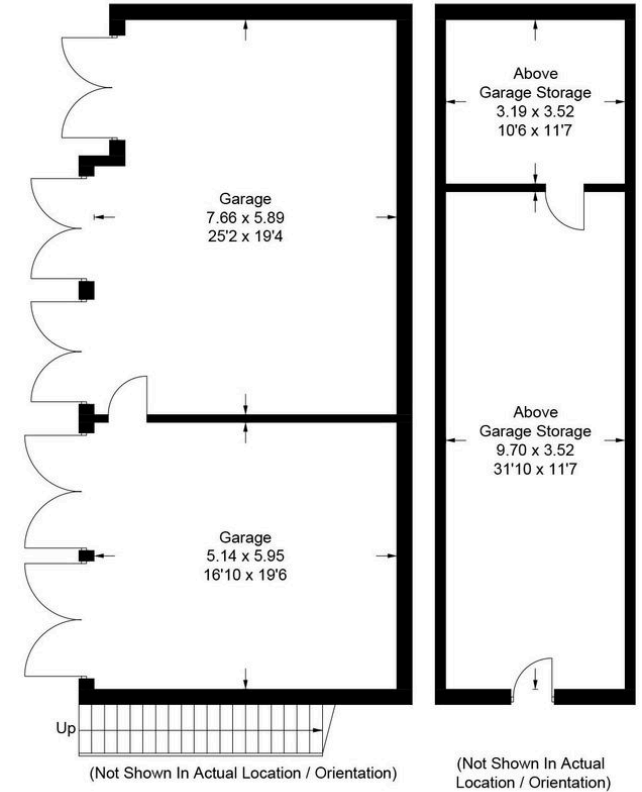




= Reduced headroom below 1.5m / 5'0"



= Reduced headroom below 1.5m / 5'0"



The Malt House, West Wycombe, HP14 3AE

Approximate Gross Internal Area
 Ground Floor = 147.4 sq m / 1,587 sq ft
 First Floor = 138.3 sq m / 1,489 sq ft
 Outbuildings = 122.7 sq m / 1,321 sq ft
 Total = 408.4 sq m / 4,397 sq ft

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