

# SPEEN

Flowers Bottom Farm | Flowers Bottom Lane | Bucks  
HP27 0PZ





Guide Price  
£1,600,000

## SUMMARY

Main House  
Reception Hallway  
Cloakroom  
Sitting Room  
Family Room  
Dining Room  
Contemporary Kitchen/Breakfast room  
Utility Area  
Master Bedroom & en suite shower room  
Two further double Bedrooms  
Contemporary family Bathroom

Outside  
Substantial barn of 2214 sq ft  
Double Garage  
Triple length Garage  
Timber Stables and Tack Room.  
Professionally landscaped gardens  
Approximately 17 acres of gardens and  
Farmland as well as woodland.  
Stunning location nestling in the Chiltern.  
Hills



Flowers Bottom Farm is situated on the edge of Speen nestling in a valley within the Chiltern Hills. The property is set in approximately 17 acres of garden, farmland and woodland and is on the market for the first time in 30 years. The farmhouse has evolved greatly over the years and the current owners have extensively





renovated, extended and upgraded the farmhouse creating a unique lifestyle property. There is a substantial detached barn ideal for a multitude of uses extending to 2214 sq ft , a double garage along with a further garage which subject to planning could be converted into an annex, with arrange of stabling and a tack room.

## KEY FEATURES

- A substantial detached farmhouse set in approximately 17 acres.
- Detached Barn of 2214 sq ft ideal for multiple uses s. t. p.
- Double garage and further additional garaging.
- Stable block and tack room.
- Formal landscaped gardens and farmland approaching 17 acres.
- Contemporary feel throughout.
- Nestling in the undulating Chiltern Hills in an area of outstanding natural beauty.





Flowers Bottom Farmhouse is entered via electric gates into a substantial driveway with parking and ample garaging. There is a veranda to the front with door leading into the reception hallway with cloakroom and glass panelled staircase to the first floor. To the front aspect there is a delightful family room with wood burning stove and wooden mantel. The sitting room has doors overlooking the rear garden and woodland. The dining room has a stunning aspect from the bifolding doors with views of the garden. The vast kitchen has an ample range of units with integrated appliances, walk in pantry and stable door to the garden as well as a boot room with stable door to the front driveway. On the first floor the main bedroom has an en suite shower room and two further double bedrooms as well as a family bathroom. The grounds are a total delight with a mixture of landscaped gardens, woodland and farmland making it an ideal property for equestrian use









## Information

The sought after village of Speen is set high in the Chiltern Hills and within the village the local amenities include a local store/sub post office, a village hall and playing fields with tennis courts which host the annual Speen festival.

There is a Church of England First school, as well as excellent private schools within the area. The traditional market towns of Princes Risborough and Thame and the larger towns of High Wycombe and Aylesbury are within easy driving distance.

Road and rail facilities are excellent.

Local Authority – Wycombe District Council

Council Tax - E

EPC – E

Central Heating – Oil. Drainage - Cesspit

Viewing Strictly by prior appointment with the sole agents Colombs

## Flowers Bottom Farm

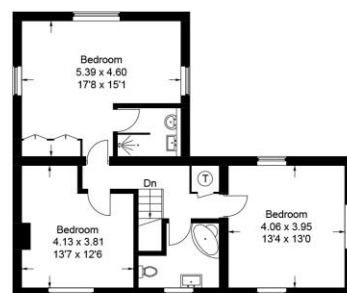
Approximate Gross Internal Area

Ground Floor = 107.9 sq m / 1,161 sq ft

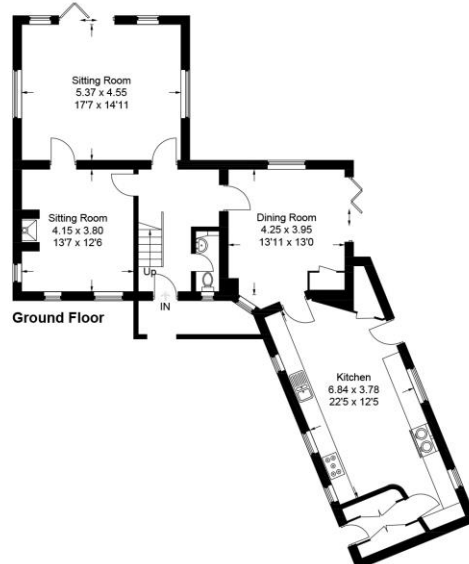
First Floor = 71.9 sq m / 774 sq ft

Outbuildings = 366.7 sq m / 3,947 sq ft

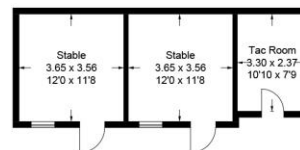
Total = 546.5 sq m / 5,882 sq ft



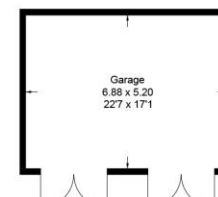
First Floor



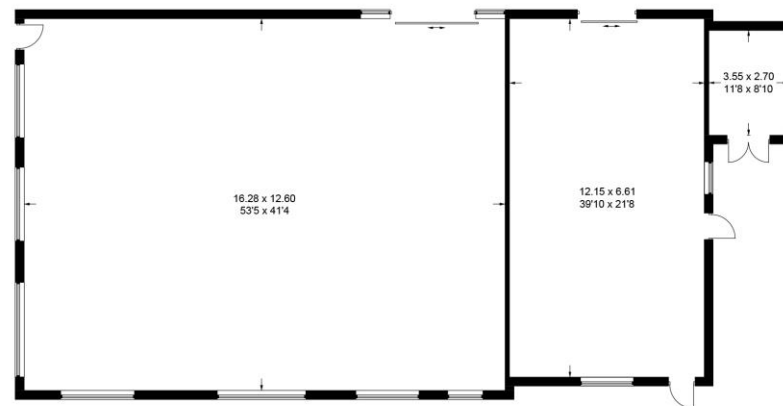
Ground Floor



(Not Shown In Actual Location / Orientation)



(Not Shown In Actual Location / Orientation)



(Not Shown In Actual Location / Orientation)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.