



The Grange
Aylesbury Road | Wendover | Buckinghamshire | HP22 6JQ

FINE & COUNTRY

THE GRANGE



DESCRIPTION

The Grange is a splendid Grade II listed property dating back to the 1600s. The house sits proudly on a 0.57 acre plot in an enviable position at the heart of a thriving village; it is remarkably peaceful for such a central location. Bathed in a beautiful south-westerly light, it has a brilliant and highly versatile plan. In addition to the main accommodation, there are self-contained quarters on the top floor and annexe with independent access.

This fine home has been restored by the present owners over the last twenty years which has greatly enhanced the original architectural integrity of the house. It boasts many attractive period features including a Georgian wing, many original fireplaces, as well as beautiful cornicing and sash windows with shutters.

Once inside, you will immediately be taken back by the charm and elegance with beautifully flowing accommodation throughout. The property benefits from striking rooms for entertaining. In particular, the Georgian drawing room with 14ft high ceilings and magnificent fire place, which is flooded with natural light and opens onto the garden. The formal dining room with large chandelier also boasts another beautiful fireplace and a wonderful bay window to the front. There is also a main hall, family snug, library and study all forming part of the ground floor with further utility rooms. The modern and light kitchen breakfast room has bi-folding doors opening out on to the rear garden.

The ground floor is further complemented by a self-contained swimming complex, which includes an indoor, heated swimming pool with bi-folding doors opening out on to the rear garden. This is completed with a wet room, jacuzzi and sauna.

The basement with a domed well and coal shoot consists of six rooms; a wine cellar and five other rooms currently used for storage. There is ample scope to further enhance this space.

The first floor offers a master bedroom with dressing room and ensuite bathroom and four further bedrooms all with ensuite facilities. There is an additional large attic store room currently used as a hobbies space.

On the top floor you will find a self-contained guest suite with two rooms, a kitchen and a bathroom and a delightful roof terrace.









SELLER INSIGHT

“ This exceptional Grade II listed property occupies a sought-after location close to the high street of the well-served village of Wendover. Sitting within half an acre of beautiful gardens and grounds, this property has a rich history and boasts a series of period features as well as modern amenities, including a swimming pool complex and self-contained annexes.

“I first came across the Grange when I lived in Wendover in my early twenties and I immediately fell in love with the house. Back then, I dreamed of one day owning it, never really believing I would. Fast forward twenty-five years, my young daughter and I were moving out of London and discovered the Grange was up for sale. The rest, as they say...”

“Before we arrived, the house had been modernised by developers who had hidden many of its original elements. Over the past twenty years, we have very sensitively brought the house back to life by restoring its original character and charm. Along the way, we uncovered beautiful 18th century panelling and an original door hidden behind plasterboard in our family snug. In the cellar, we also discovered an old brick floor believed to pre-date the house that stands today and which could have been laid as far back as the 15th century. It's been a real voyage of discovery and the hard work has definitely paid off because at the end of it all we have been lucky enough to call this beautiful house our home.”

“This house is wonderfully steeped in history,” says the owner. “The oldest part dates back to the early 1600s but it has been extended in the 18th and 19th centuries. In 1789, it was bought by the businessman John Barker Church (MP) who was the brother-in-law of Alexander Hamilton, one of the Founding Fathers of the United States. Barker Church is believed to have added the Georgian wing with the large, impressive entertaining spaces hosting the wonderful 14ft ceilings. It is truly fascinating to think of the wonderful events that would have been hosted in these rooms since that time. Further additions were made to the property in 20th century which has made the house into a versatile living space.

“The Georgian wing is a really beautiful part of the house for entertaining and sharing with friends and family. It's very dramatic with its 14ft ceilings and high windows, it is exceptionally light and bright. We have enjoyed many festive Christmases with the fires roaring in these wonderful rooms.”

“The house and grounds feel very peaceful and private, although we are just a stone's throw away from the thriving village high street. We enjoy the tranquillity and activities of the beautiful Chiltern Hills and yet we are within easy reach of London.”

“When we moved into the Grange, we said it would be a place to share and enjoy with our family and friends, and we have truly had some wonderful times here. We have celebrated many big occasions, held charity events, and hosted countless dinners and garden parties... It's a place that holds many very fond memories for us.”*

* 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.

















“ It has been a real privilege to be the custodian of this beautiful house” says the owner. “There’s so much that I’ll miss when I move, but most of all it will be the sheer grandeur of the house as a whole. Even after twenty years of living here, every time I walk through the main door I still feel fortunate to live in such a beautiful home.”







The property is approached via electric cast-iron gates leading to a gravel driveway centred with an attractive water fountain and providing parking for at least ten vehicles. Due to its corner plot position, the double garage is accessed via the side of the property with covered parking for two more vehicles.

The rear garden is an absolute delight with an abundance of flowers, trees and shrubs, a summerhouse and a greenhouse.

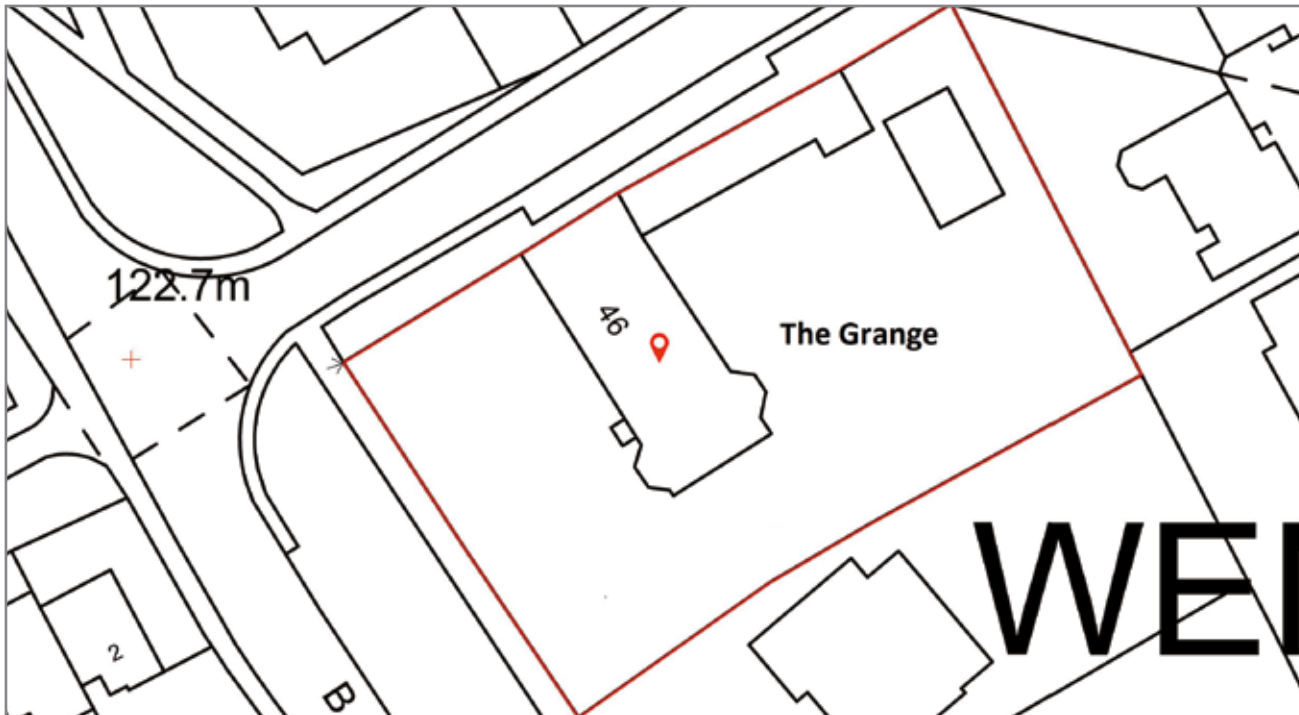
The garage annexe has an open-plan ground floor with a kitchen, gym, shower room and doors opening out on to the garden. Stairs lead to a home office with a wonderful view onto the small orchard and greenhouse.

In our opinion, a magnificent family home of great character and charm.

“ Outside, the garden is very peaceful and private, a real oasis of calm. Just like the house, it incorporates some lovely features, including large terraces to enjoy sitting outside, beautiful rose sections and a series of water features. The kitchen, drawing room, family snug, study and pool all open onto the terrace so there’s a lovely sense of connection between inside and out, the outlook is just stunning all year round.”







Council Tax Band: H

EPC Exempt

Tenure: Freehold

OIEO £3,500,000



The Grange, Aylesbury Road, Wendover, Aylesbury

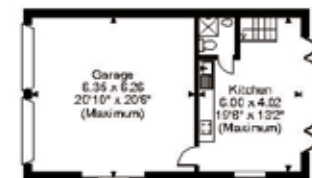
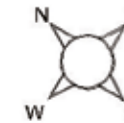
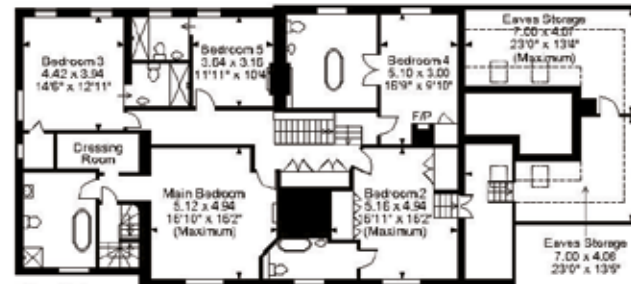
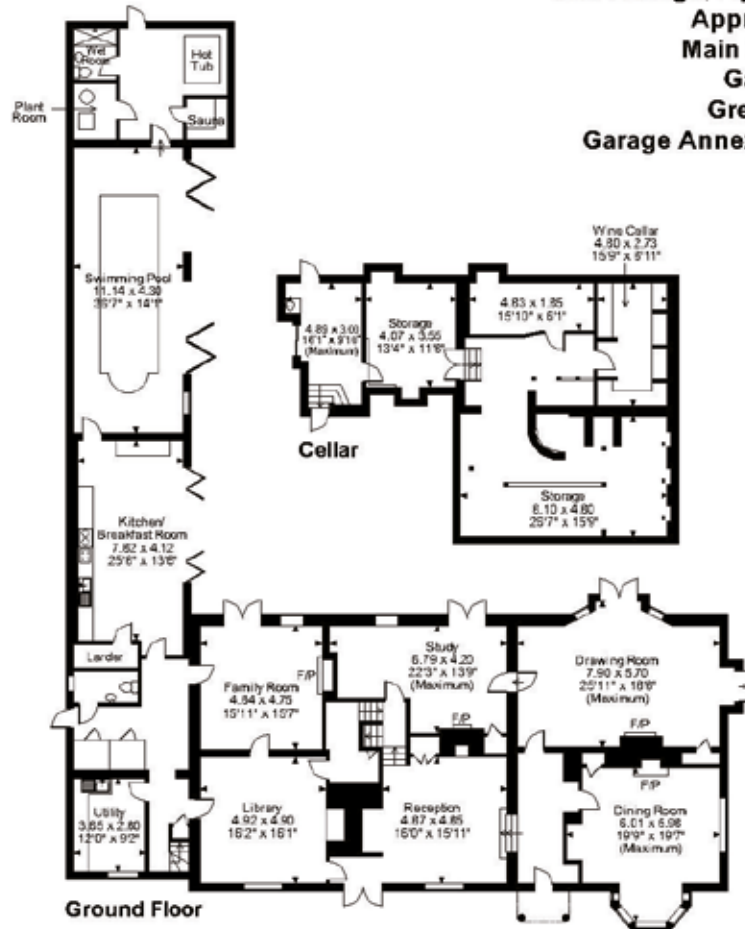
Approximate Gross Internal Area

Main House = 7554 Sq Ft/702 Sq M

Garage = 419 Sq Ft/39 Sq M

Greenhouse = 66 Sq Ft/6 Sq M

Garage Annexe (Gym & Office) = 352 Sq Ft/33 Sq M



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

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

□ □ □ □ Denotes restricted head height

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THE FINE & COUNTRY
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