



Chequers House, The Green, Whipsnade, LU6 2LL

🛏 5 Bedrooms 🚿 4 Bath/Shower Rooms 🛋 4 Reception Rooms 🚗 Double Garage 🌳 1.9 Acres
⚡ EPC Band F 🏠 Council Tax: Band: H - £4,550.08 (2025/26) 🏛 Central Bedfordshire Council

ashtons.co.uk

The
Collection
TOWN | COUNTRY | EQUESTRIAN

Chequers House, The Green, Whipsnade

An impressive and substantial family home with around 5800 sq. ft of light and spacious accommodation and gardens of 1.9 acres set in an area of outstanding natural beauty on the edge of the Chilterns.

- 🔑 Five bedroom country residence
- 🔑 Grounds measuring approximately 1.9 acres
- 🔑 Over 5,800 sq. ft of versatile accommodation
- 🔑 Triple aspect bespoke kitchen / breakfast room
- 🔑 Stunning Orangery with lovely views
- 🔑 Three further reception rooms and games room
- 🔑 Double garage and ample off-street parking

Description

This impressive property has been sympathetically extended and enhanced by the current owner to include a gorgeous Orangery which overlooks the sunny landscaped gardens and meadow beyond. Approached by a generous gravel driveway leading to a double garage, steps up to the front door open into the entrance hall which leads to all the major reception rooms and kitchen. The bright family kitchen/breakfast room has windows on three sides and is fitted to a high standard. A spiral staircase offers alternative access to the Master bedroom suite. The Orangery/family room at garden level leads from the kitchen. Other formal reception rooms include the drawing room and dining room, there is also a sitting room/snug, study, utility room and cloakroom. On the lower ground floor there is a sizeable games/cinema room and shower room with separate access to the gardens via the boot room. On first and second floor level the principal suite is accompanied by four further bedrooms and two additional bathroom/showers all of which have a variety of rural outlooks. Outside the garden grounds stretch away from the house which is set adjacent to Whipsnade Common and includes an attractive and sunny terrace surrounded by well stocked borders, leading onto the formal lawn. The whole garden is well screened and lined with trees and mature shrubs with the addition of a meadow and orchard area with fields beyond. There is a garden and machinery store and the gravelled driveway with parking for numerous cars leads to the double integral garage.

NB. There was a minor occurrence of subsidence in the early 2000's due to a tree, this was remedied via insurance and supporting documentation is available.

COVENANT – Please note that there is a covenant on the paddock area of the garden. If this land is built on, half of the land value increase would be due to the original owners of the pub. Agents note: The boiler runs on liquid propane gas.



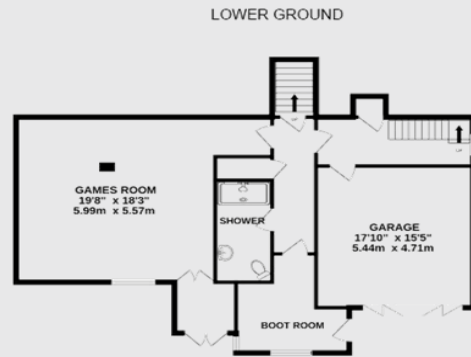
Location

The property enjoys an elevated position with views over Whipsnade Common. Whipsnade village is located on the eastern edge of the Chiltern Hills. The surrounding area boasts stunning natural scenery and the Dunstable Downs and Whipsnade Zoo are close by. The larger towns of Berkhamsted, Tring and Harpenden provide excellent shopping facilities and fast trains into London. London Luton Airport is also within easy reach and the M1 (Junction 9 is approx. 6 miles away).

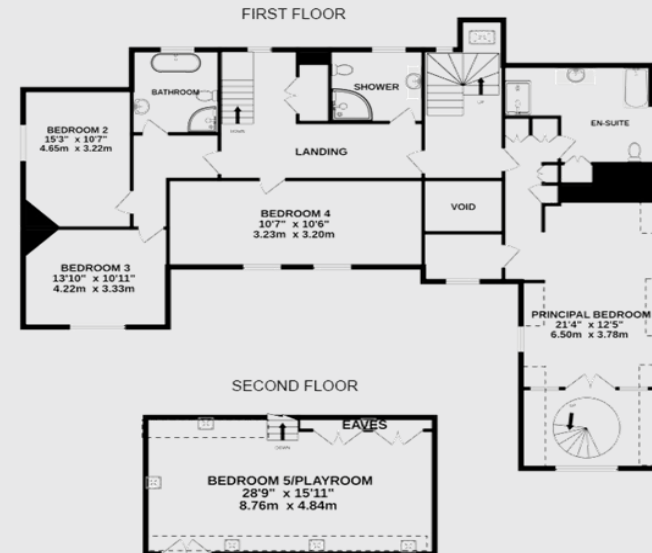
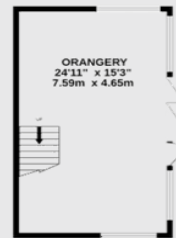
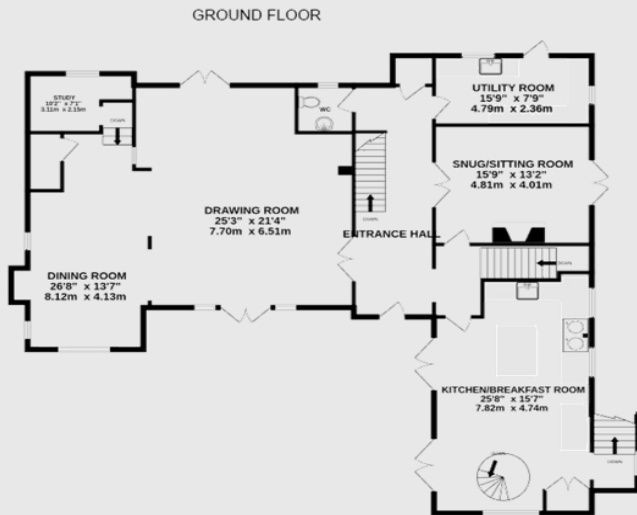
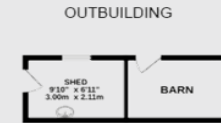








APPROXIMATE GROSS INTERNAL AREA
 LOWER GROUND FLOOR (INCLUDING GARAGE) = 101.0 SQ M / 1,087 SQ FT
 GROUND FLOOR = 192.8 SQ M / 2,075 SQ FT
 FIRST FLOOR (EXCLUDING VOID) = 161.0 SQ M / 1,733 SQ FT
 SECOND FLOOR = 4.3 SQ M / 434 SQ FT
 ORANGERY = 35.9 SQ M / 387 SQ FT
 OUTBUILDING = 13.4 SQ M / 144 SQ FT
 TOTAL = 544.4 SQ M / 5,860 SQ FT



IMPORTANT INFORMATION:

These particulars do not constitute an offer or contract in whole or part. The statements contained herein are made without responsibility on the part of Ashtons or the vendors and they cannot be relied upon as representatives of fact. In respect of floor plans, these are for illustrative purposes only. The measurement and position of each element is approximate and must be viewed as such. Intending purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. The vendors do not make or give, and neither Ashtons nor any person in their employment has any authority to make or give, any representation or warranty whatsoever in relation to this property.

We offer a wide range of services through third party providers including solicitors, surveyors, removal firms, mortgage providers and EPC suppliers. We receive additional payments for administering suppliers quoting software and making referrals. You are not under any obligations to use these services and it is your discretion whether you choose to deal with these parties or your own preferred supplier. You should be aware the average payment we received in 2021 equated to £48.36 per referral.

Contact one of our property experts today:

📞 01582 793555 ✉ thecollection@ashtons.co.uk 💻 ashtons.co.uk/the-collection

Berkhamsted | Harpenden | Hitchin | Redbourn | St Albans | Welwyn Garden City

The
Collection
TOWN | COUNTRY | EQUESTRIAN