



Cedars Lodge  
Whelpley Hill | Chesham | Buckinghamshire | HP5 3RL

FINE & COUNTRY

# CEDARS LODGE









# KEY FEATURES

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Welcome to Cedars Lodge, the ultimate in luxury living situated in the charming village of Whelpley Hill in Buckinghamshire.

This stunning new home boasts an impressive 5000 square feet of accommodation with five bedrooms, six bathrooms and three reception rooms.

A feature of the property is its one-acre landscape garden with mature trees and shrubs, with views over neighbouring fields.

As you approach the house, the electric gates, underground lighting and ample parking make for a grand entrance.

The property has a hard-wired security system which includes ten cameras; eight biometric recognition cameras and two CCTV cameras for added security and peace of mind.

When designing and building this house the aim was to create a carbon neutral home using the most natural materials available. The house was subsequently awarded a rare EPC energy rating A and the owner believes that with the many large carbon absorbing trees in the garden, this property is one of the few carbon neutral homes in the country.

There is a car port with two electric 22 KW EV fast charging points, there is also an ECO mode which when in operation will charge the cars directly from the solar panels located on the roof.

The ground source heat pump with a 10 year warranty from installation and free servicing until 2028 and underfloor zonal heating system ensure maximum comfort and there is a transferable RHI grant available on completion; approximately £25,000 which awards the new owner with quarterly payments over the next 5-6 years.

Step inside and be greeted by the expansive open plan design, with a bamboo staircase leading to the generous landing with walk-on glass panels and a large window that floods the house with natural light. The floor-to-ceiling glass doors fully retract, opening up the living space and providing stunning views of the garden.

The open plan kitchen, dining and living area is perfect for modern living, with state-of-the-art appliances and exquisite porcelain work surfaces. There is even a secret door leading to the utility room complete with a secondary oven and food preparation area.

Movie night just got even better with the cinema room and its 85-inch television, perfect for the whole family or friends to enjoy.

Our client has thought of everything and installed a gym with a sauna, a steam room and shower, the ideal way to unwind after a busy day.

The useful study which could also be used as a 6th bedroom is located on the ground floor.

Upstairs, the five double bedrooms are all en-suite with high-end fixtures and fittings, one of the bedrooms features a laundry shoot that drops directly into the utility room.

The principal bedroom has a generous dressing room and features a balcony overlooking the garden, perfect for those lazy Sunday mornings.





# SELLER INSIGHT

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“ When I first saw the original house in unspoiled countryside, I was drawn into the possibility of creating my lifelong ambition of building a sustainable house as close to carbon neutral as I could achieve, incorporating a feeling of light and space,” says the owner of Cedars Lodge. “So, I set about designing and building an eco-house and was delighted to obtain an EPC rating of A. Sitting on just over an acre of land, with plenty of space both indoors and out, the house really is beautiful. Every room is spacious and light, perfect for everyday life and entertaining alike. The garden is lovely, too: being south west facing, it is sunny for most of the day, with the sun setting over the adjoining countryside. With the large trees at the end of the property, I believe I have come close to achieving my dream here at Cedars Lodge.”

Besides the eco credentials of the house itself, the location of the property is part of what makes Cedars Lodge so special. “We have the best of both worlds here,” the owner says, “being surrounded by stunning rural vistas yet remaining within easy reach of amenities and transport. For example, we are quite close to the village of Bovingdon with its unique shops and pubs, as well as the town of Berkhamstead. Chesham is also a short distance away with underground links to London, making this the ideal address from which to commute to the city and enjoy country life. There are many excellent schools in the area, both state and private, including Chesham Grammar school, Berkhamstead Boys and Girls schools, and Dr Challoner’s Grammar. From my personal perspective, a particular favourite feature of the locality is the nearby pub: a real delight after a long walk through the countryside.”\*

\* 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.























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Outside, the terrace offers a beautiful sunken seating area, firepit and plunge pool perfect for enjoying those long summer evenings and entertaining. There are also two stables located next to the car port.

Cedars Lodge truly is the epitome of luxury living in a village setting. Don't miss your chance to experience the ultimate in modern living with all the comforts of the countryside.

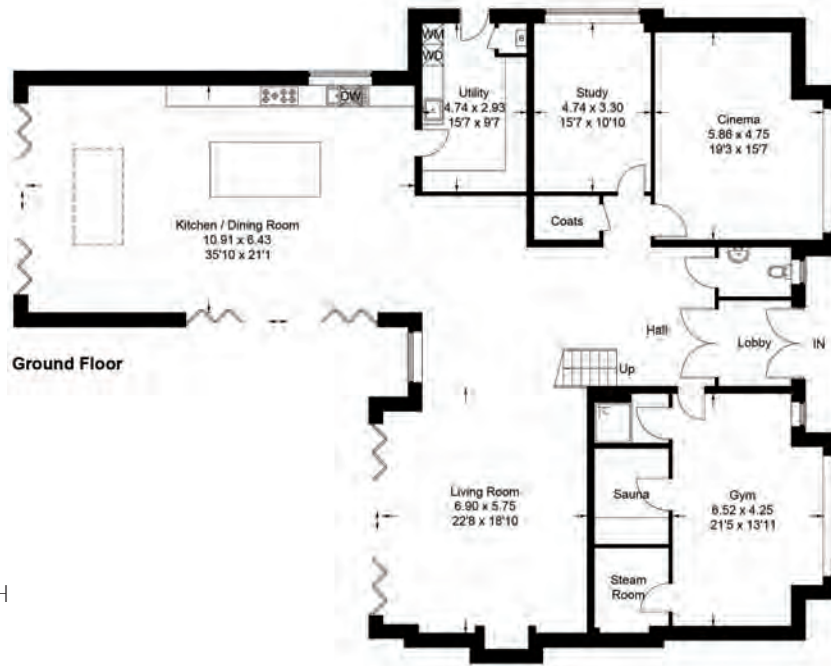
Note, some images have been digitally staged.







Approximate Gross Internal Area  
 Ground Floor = 266.6 sq m / 2,870 sq ft  
 First Floor = 193.6 sq m / 2,084 sq ft  
 Total = 460.2 sq m / 4,954 sq ft



Council Tax Band: H

Tenure: Freehold



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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# FINE & COUNTRY

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*We value the little things that make a home*

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FOUNDATION

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