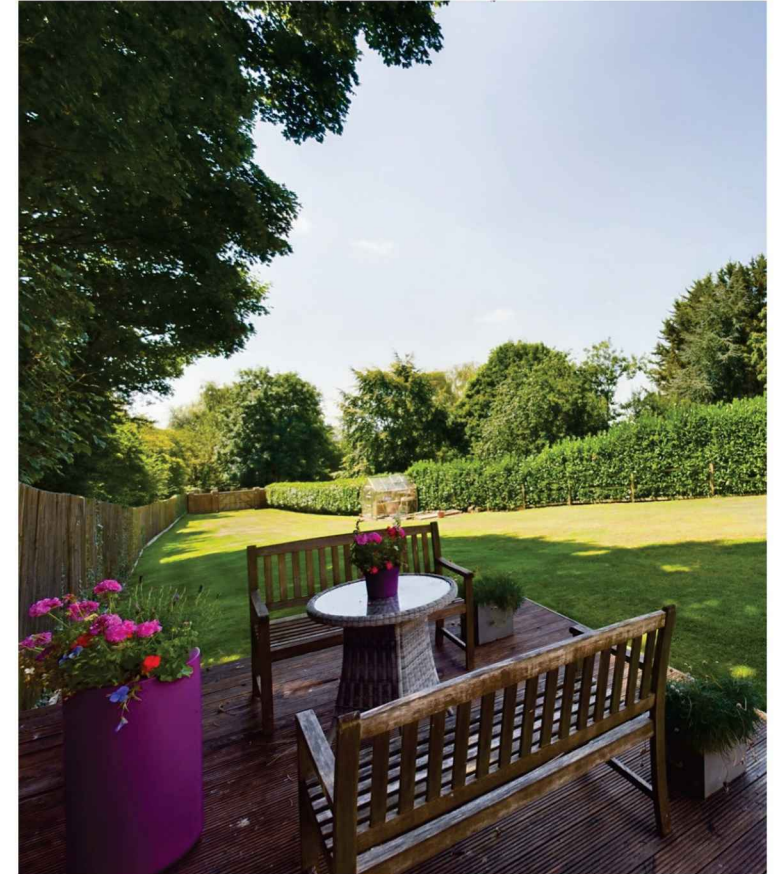


PADDOCK HOUSE

LITTLE LONDON, WHITCHURCH, HP22 4LE

Guide Price: £1,695,000



AN ABSOLUTELY STUNNING FIVE BEDROOM FAMILY HOME WITH AN INDOOR HEATED SWIMMING POOL SET IN GROUNDS OF JUST OVER HALF AN ACRE.

FINE & COUNTRY

Approached via electronic gates leading to a driveway providing parking for several vehicles.

FINE & COUNTRY



Upon entry, the porch provides storage for coats and shoes and leads to an elegant entrance hall with an impressive oak and glass staircase.

The fabulous kitchen dining family room is designed with a family in mind and boasts Miele integrated appliances, a Lieber wine fridge and a glass lid, white limestone spiral wine cellar. There are two centre isles, one specifically for dining and a hot water/refrigerated cold water combo. The utility room is accessed from here. The study and snug face the front of the house and the sitting room and 28ft sun room with a vaulted ceiling face the rear. On the first floor the principal bedroom has fitted wardrobes and an en suite shower WC and there is a guest room with fitted wardrobes and an en suite wet room. There are three further bedrooms all serviced by the family bath/shower WC.

Outside, the pergola boasts an electric rotating roof, heater and lights.

The rear garden is mainly laid to lawn and the views over the Chilterns is breath taking.

In all, this fine home is ready to move in to and we highly recommend an internal inspection.

OUTBUILDINGS

The pool house is the home of a 32 x 15 heated swimming pool with a counter flow training pump and UV filtration. Beneath the pool house is a garden store of similar dimensions and the double garage leads through to a well equipped gymnasium. Above the garage is an office and a bathroom.

ACCOMMODATION

Kitchen Dining Family Room
Spiral Wine Cellar
Utility Room
Sitting Room
Sun Room
Snug
Study
Principal Bedroom
En suite Shower Room
Guest Room
En suite Wet Room
Three Further Bedrooms
Family Bath Shower Room
Garage with 2 electric car charging
points
Gymnasium
Office with Cat5 & Bathroom
Pool House
Garden Store
Rear Garden
Parking For Several Vehicles

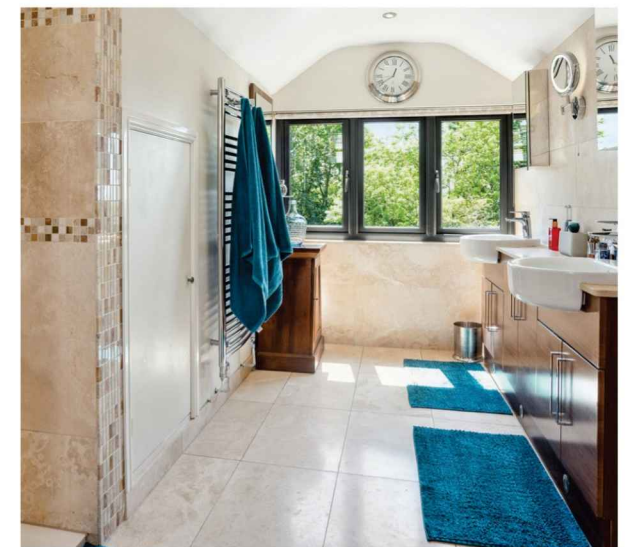


IMAGES 2, 3 & 4 ARE ARTIST
IMPRESSIONS FOR COMPARE &
CONTRAST PURPOSES

GUIDE PRICE
£1,650,000









ADDITIONAL INFORMATION

Mains water, electricity and sewage

Heating: Oil and air source heating

16 camera CCTV
Automatic and times gate system
Alarm system with panic buttons

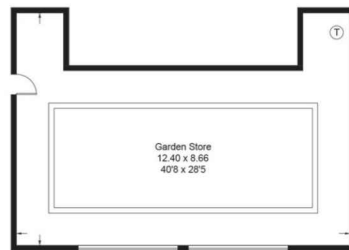
Postcode: HP22 4LE

Council Tax Band: G

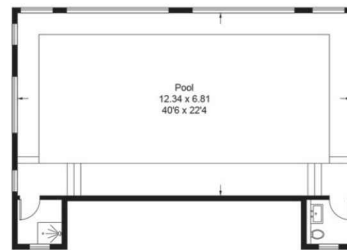
Local Authority: Buckinghamshire
Council

Energy rating: Current D Potential C

Approximate Gross Internal Area
Wine Cellar = 3.6 sq m / 39 sq ft
Ground Floor = 218.3 sq m / 2,350 sq ft
First Floor = 119.2 sq m / 1,283 sq ft
Outbuilding Ground Floor = 45.9 sq m / 494 sq ft
Outbuilding First Floor = 30.4 sq m / 327 sq ft
Pool House / Garden Store = 178.4 sq m / 1,920 sq ft
Total = 595.8 sq m / 6,413 sq ft

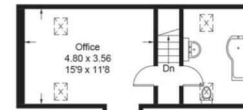


(Not Shown In Actual Location / Orientation)

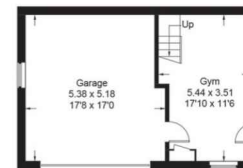


(Not Shown In Actual Location / Orientation)

Pool House



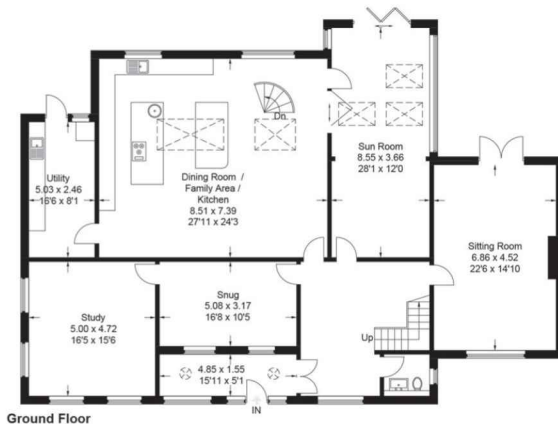
Outbuilding - First Floor



Outbuilding - Ground Floor
(Not Shown In Actual Location / Orientation)



Wine Cellar



Ground Floor



First Floor

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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WHITCHURCH

Local facilities include a petrol station with a supermarket and post office, two service and maintenance garages, a public house and a hairdresser. Aylesbury with its multiple shopping facilities, restaurants and two railway stations with access into London Marylebone within an hour is just three miles away and a further railway station in Leighton Buzzard is eight miles away with access to Euston in forty minutes. The area is well served with some excellent schools such as Swanbourne House, Winchester House, Ashford and Stowe. There is a well regarded primary school in the village and it is in the catchment for the grammar and high schools in Aylesbury and there is a bus service to Berkhamsted School.

FINE & COUNTRY

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