

Chilterns Edge, Princes Risborough, Buckinghamshire

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A wonderful, extensively renovated family home with an indoor leisure complex, in a delightful semi-rural setting.

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### Summary of accommodation

#### Main House

Entrance hall | Sitting room | Study | Cinema room  
Kitchen/family/dining room | Utility room | Cloakroom  
Ground floor bedroom | Bathroom  
Four first floor bedrooms | Two further bathrooms

#### Leisure Complex

Heated pool | Hot tub | Sauna | Changing room  
Cloakroom | Plant room

#### Garden and Grounds

Driveway | Double garage | Garden | Terrace  
In all about 0.68 acres



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## Situation

Chilterns Edge is set in a wonderful countryside location with views to both front and rear. The nearby town of Princes Risborough is well served with local amenities and multiple shopping facilities; including an M&S food hall and a Tesco. There is also a mainline railway station giving fast access to both London Marylebone and Oxford.

Buckinghamshire is renowned for its standard of education and Chilterns Edge falls within close proximity of some highly regarded schools for children of all ages.

## Distances

Princes Risborough 1.2 miles

Chinnor 3.5 miles

High Wycombe 8.5 miles

Aylesbury 10.5 miles

Central London 40 miles

(All distances and times are approximate)



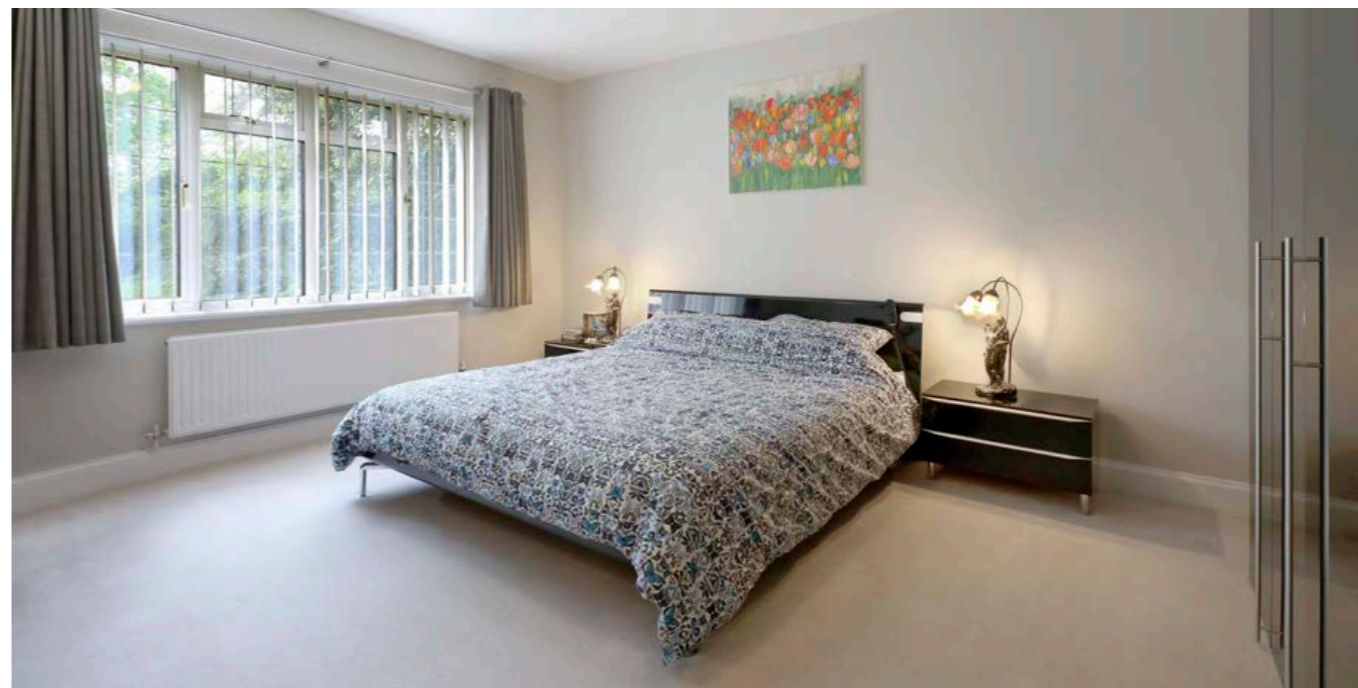
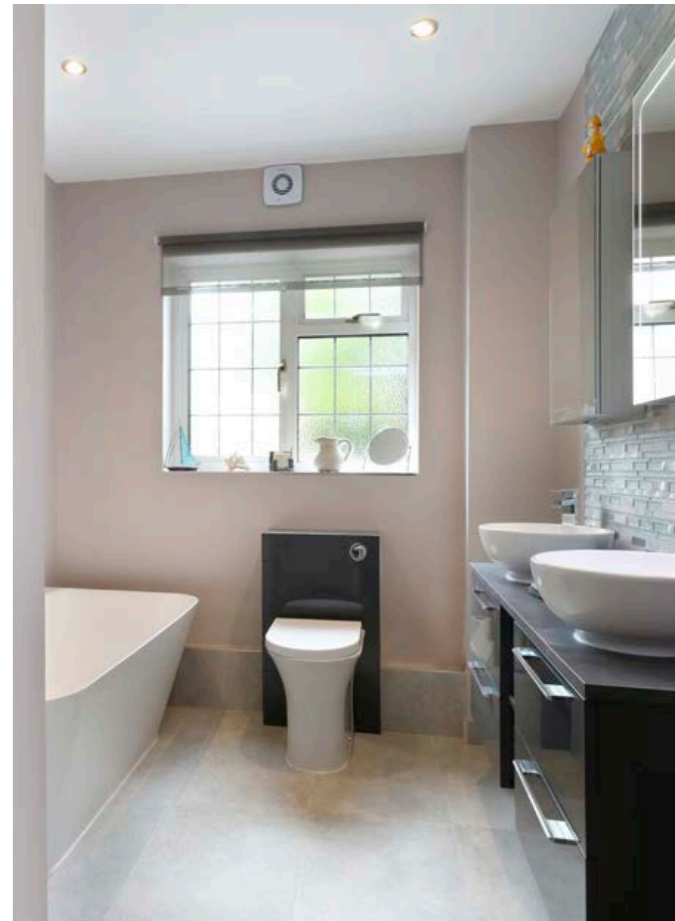
## Chilterns Edge

Chilterns Edge is a wonderful, high specification home that has undergone extensive renovation work over the past four years and provides ample living accommodation. The home is accessed through the light and bright reception hall which has an oak staircase leading to the first floor. To the front of the house is a study with built-in Neville Johnson furniture and a good-sized sitting room; in turn giving access to the cinema room.

Across the rear of the house, the large, newly fitted kitchen/dining/sitting room is a wonderful, bright room with lovely views over the rear gardens and to the hills beyond, providing an ideal space to entertain. To one end of the house is the principal bedroom which benefits from an en suite four-piece bathroom, including a Jacuzzi bath and a separate shower.

To the first floor, the galleried landing overlooks the reception hall. The guest bedroom is dual aspect and has wonderful views over the rear garden and countryside beyond. There are three further bedrooms and two bathrooms.

The indoor pool complex has a heated swimming pool with an electric safety cover and a separate Jacuzzi. To one side of the pool is a seating area, space for gym equipment and sliding patio doors which open to the garden. There is also a changing room, sauna, shower cubicle and a cloakroom. An additional benefit is the electric solar panels, providing an income from the Government Feeding Tariff as well as generating electric for the pool.





## Garden and Grounds

Approached from the lane across an in-and-out carriage driveway, leading to the front of the house and integral double garage. The gardens to the rear are laid mainly to lawn with a paved terrace immediately adjacent to the house. There is an additional, versatile outbuilding within the gardens that is conveniently fitted with electricity and power. There is also a large pond and a variety of fruit trees.

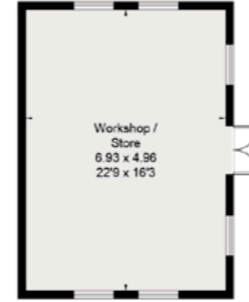
**Approximate Gross Internal Floor Area**

Ground Floor: 396.6 sq m / 4,269 sq ft

First Floor: 117.9 sq m / 1269 sq ft

Workshop / Store: 34.4 sq m / 370 sq ft

Total: 548.9 sq m / 5,908 sq ft (Including Garage)

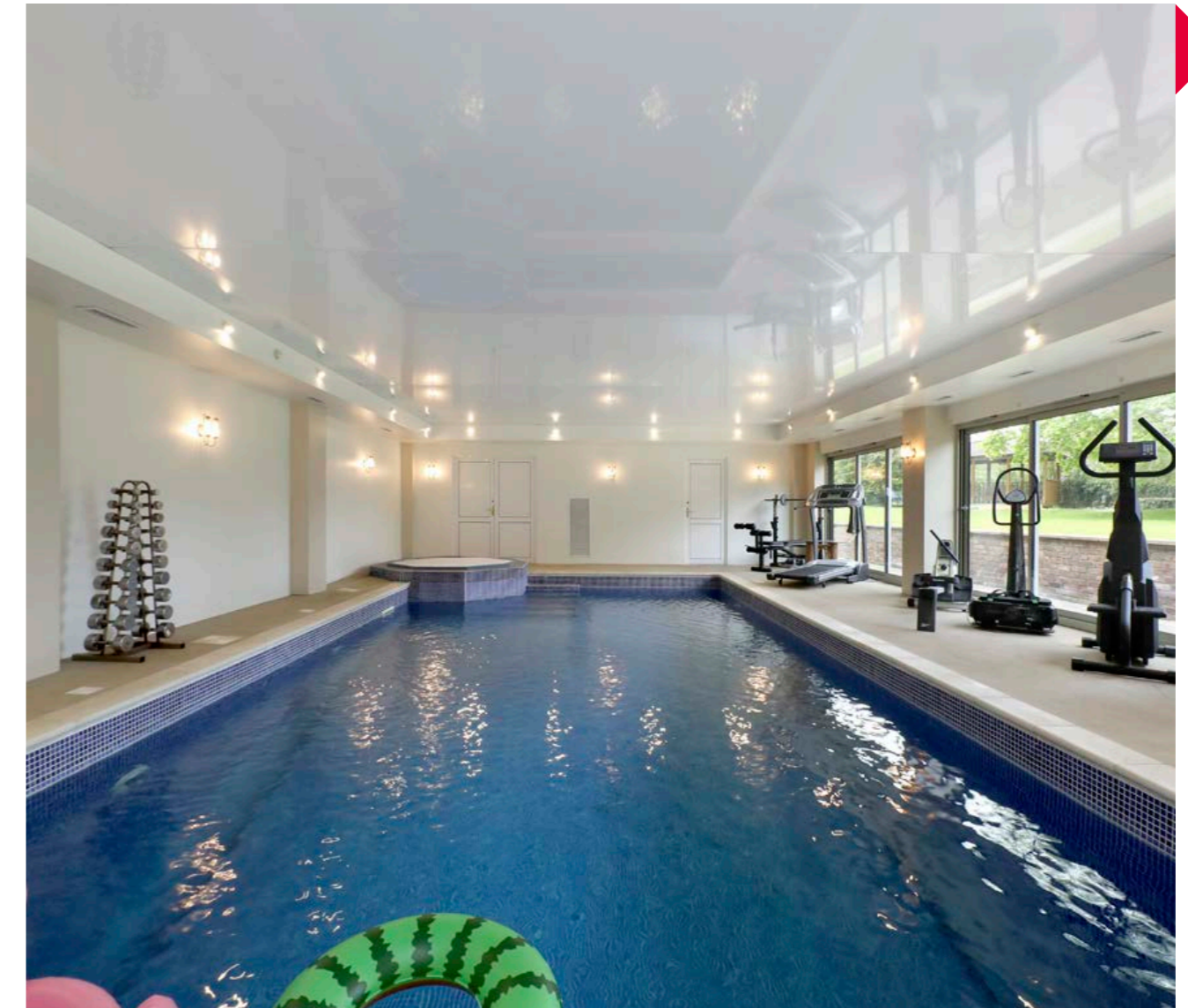


(Not Shown In Actual Location / Orientation)



First Floor

Reduced head height below 1.5m



**Property Information**

**Guide Price:** £1,695,000.

**Tenure:** Freehold.

**Services:** Mains water & electricity, oil fired central heating and private drainage.

**Local authority:** Buckinghamshire Council

**Council Tax Band:** F

**Energy Performance Certificate Rating:** C (rating 76)

**Postcode:** HP27 9NQ

**Viewings**

All viewings strictly by appointment only through the vendors' sole selling agents, Knight Frank LLP.



This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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