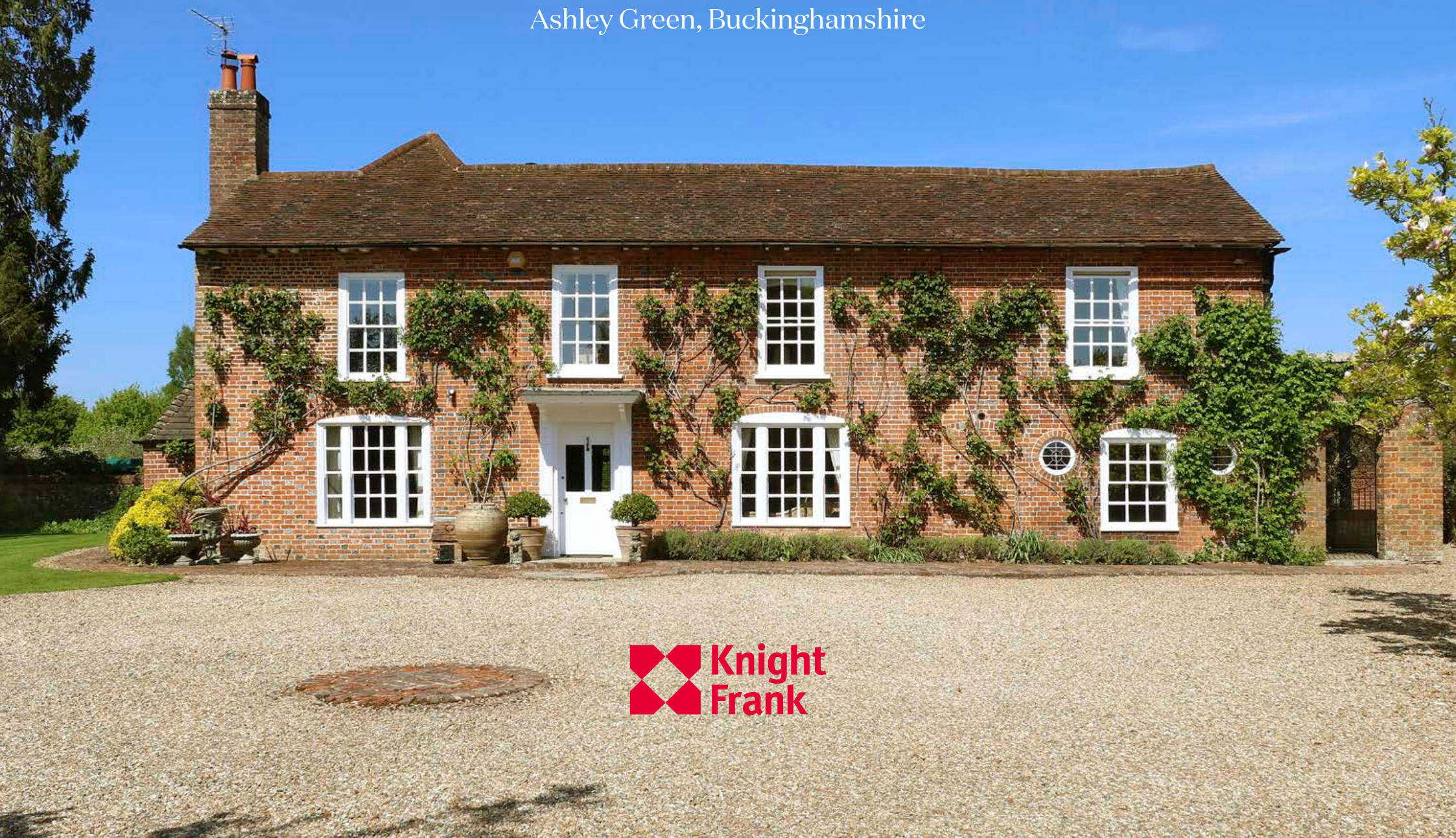


Sloelands Farm

Ashley Green, Buckinghamshire





A delightful Grade II listed period home set amongst wonderful gardens and grounds.

Berkhamsted 3 miles, Amersham 5 miles, M25 (Junction 20) 9.5 miles, Beaconsfield 11 miles, Central London 34 miles.
(Distances are approximate).


5+1


3+1


5+2

Summary of accommodation

Entrance hall | Drawing room | Sitting room | Cinema room | Sun room | Dining room | Kitchen | WC | Boot room | Utility room

Principal bedroom suite with dressing room | Four further bedrooms | Two bathrooms | Study/Dressing room

Outside WC | Boiler room

Outbuilding

Two bay garage | Bar | Games room

Flint Cottage

Sitting room | Kitchen | Bedroom | Bathroom | Conservatory

Swimming Pool Complex

Swimming pool | Changing rooms | Shower | WC

Garden and Grounds

Landscaped gardens with maze | Patio area | Wooded area | Greenhouse | Tennis court and Hut | Garden sheds
Japanese, vegetable and sunken gardens | Orchard | Borehole for supply of garden irrigation system

In all about 5.59 acres

Situation

Sloelands Farm is situated on the outskirts of Ashley Green, a popular village located between the neighbouring towns of Berkhamsted and Chesham. The village itself is noted for its active community association and St John the Evangelist church, believed to date back to 1876.

The wider area is home to a range of both state and independent schools. The highly regarded Dr Challoner's Grammar schools are in Amersham and Little Chalfont. Berkhamsted School, an independent school founded in 1541 caters for boys and girls from nursery through to sixth form.

The village of Ashley Green has a pub, a café, a village hall, and a park. The larger nearby towns of Berkhamsted and Chesham offer an extensive range of shopping, dining, and leisure establishments.

Berkhamsted has a railway station within a 10 minute drive, which provides an excellent fast service to London Euston and Amersham station has direct trains into Marylebone. Chesham underground, within walking distance, is on the Metropolitan Line with direct trains to the West End and the City.



Sloelands Farm

Sloelands Farm is a wonderful period home, situated on the outskirts of the village of Ashley Green. This will be only the second time the property has come to market in the last 60 years. The property offers spacious and versatile accommodation and has a wealth of charm. It has the added benefit of a number of outbuildings too, including a separate one-bedroom cottage.

Sloelands Farm is approached by a gated driveway, nicely set back from the road, in a private position. To the front of the property, you will find ample driveway parking. The main house has a Georgian style façade with beautiful sash windows, with the oldest part of the house dating back to the 17th century.

On the ground floor there is extensive reception space, which includes a drawing room, a dining room, a snug, a sun room, a sitting room and a kitchen / breakfast room. Furthermore, there is a utility area and a downstairs cloakroom. The cellar is an additional useful storage area.





Upstairs are five well-proportioned bedrooms, including a beautiful principal bedroom suite complete with a walk-in-wardrobe and a large en-suite bathroom. The second bedroom, which is positioned in the oldest part of the house, also has an en-suite. The first floor has a family bathroom too.

The main house has an abundance of charm and period features including panelling, exposed beams, vaulted ceilings, fireplaces, and sash windows. The property presents to a beautiful standard throughout with sympathetically designed rooms, and is perfect for a family.



Approximate Gross Internal Floor Area
Main House = 360 sq m / 3,875 sq ft
Cottage = 71 sq m / 764 sq ft
Garage = 33 sq m / 355 sq ft
Outbuilding = 36 sq m / 387 sq ft
Swimming Pool = 70 sq m / 753 sq ft
Total Area = 570 sq m / 6,134 sq ft



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.



Outbuildings

There are a range of additional outbuildings including the granary – a two-storey versatile space currently set up with a pub room on the ground floor and a games room on the first floor.

Next to the granary is a double garage. There is an indoor swimming pool and jacuzzi, complete with a changing room, shower and WC.



Flint Cottage

Flint Cottage is a lovely one-bedroom cottage, which sits separately from the main house. The accommodation is set out across one floor and comprises an entrance hallway, a sitting room, a kitchen, a conservatory and one bedroom.

The property has some excellent views of the gardens beyond and presents to a high standard throughout. Flint Cottage has its own separate driveway and access too, as well as a parking area.





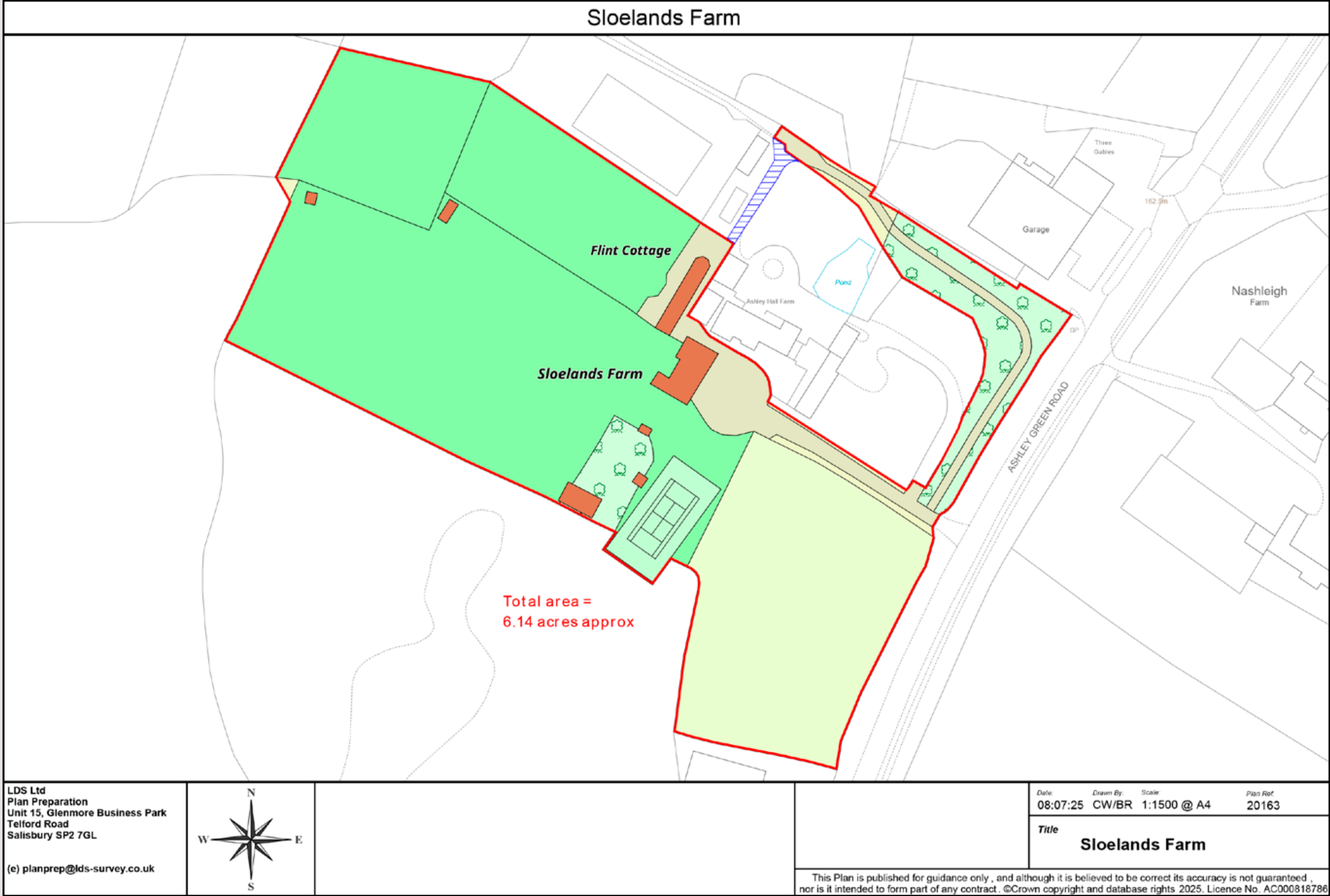
Gardens and Grounds

The gardens and grounds at Sloelands Farm are a hugely impressive feature of this wonderful home. They have been beautifully landscaped and cared for. There is a private bore hole which supplies water for the garden and a complete irrigation system. To the rear of Sloelands Farm, you will find a large patio area, complete with a water feature and room for multiple seating spots. The patio area leads on to a pleasant sunken garden, with a mixture of planting.

The gardens include a wooded area with arched walkways, a maze, a Japanese garden, expansive lawned areas, an orchard, and a duck pond. Around the gardens you will find a greenhouse with vegetable garden adjacent and garden shed.

Furthermore, there is an outdoor tennis court accompanied by an oak tennis hut.

The gardens and grounds total approximately 5.59 acres.



Property Information

Services:

Sloelands Farm: Two gas boilers, private drainage, mains water and electricity.

Flint Cottage: Gas boiler, private drainage, mains water and electricity.

Tenure:

Freehold.

Local Authority:

Buckinghamshire Council
01494 463890

Council Tax:

Sloelands Farm: Band H
Flint Cottage: Band D

EPC:

Sloelands Farm - E
Flint Cottage - D

Postcode:

HP5 3PF

what3words:

///stacks.mile.magma

Viewings:

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





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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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Particulars dated May 2025. Photographs and videos dated April 2025.

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