






BLEDLOW MILL

Bledlow, Buckinghamshire



A STUNNING 6 BEDROOM CONVERTED MILL HOUSE IN BEDLOW

Bledlow Mill is a beautiful converted mill house set in delightful gardens and grounds of approximately 1 acre.

			EPC
6	3	4	x

Local Authority: Buckinghamshire Council

Council Tax band: G

Services: Mains Water, Private Sewerage Treatment (Shared), Mains Electricity, Oil

Tenure: Freehold

LOCATION

Believed to be 400 years old, the property has been completely refurbished by the current owners and now offers over 5,000 sq.ft. of accommodation. Located at the end of a no-through country lane in the charming village of Bledlow, designated an Area of Outstanding Natural Beauty at the foot of the Chilterns, there is a thriving community with a village pub, pre-school, church and an active cricket club.

The nearby market town of Princes Risborough provides a good range of local shops, supermarkets and facilities, which include a leisure centre, together with a mainline rail service to London Marylebone. Buckinghamshire is renowned for its education system and Bledlow Mill lies within the catchment area for a number of Ofsted rated 'outstanding' schools, including Sir Henry Floyd Grammar for boys and girls, Aylesbury Grammar for boys and Aylesbury High for girls.

Princes Risborough 3 miles
London Marylebone 37 minutes
M40 (J6) 6 miles
Aylesbury 10 miles
High Wycombe 10 miles
London Heathrow 33 miles
Central London 45 miles
(All distances and times are approximate)



THE PROPERTY

Bledlow Mill offers extensive accommodation with a good balance of traditional character features and modern-day living. Entered via the reception hall, immediately to the right is the triple aspect sitting room with inglenook fireplace and double doors opening to the garden. There are 2 further receptions rooms; a formal dining room and a snug with an inglenook fireplace. Off the snug is an office and a guest cloakroom. The heart of this home is the stunning vaulted kitchen/breakfast room/conservatory which is fully glazed on two sides with doors opening onto the garden. The kitchen is fitted with a range of eye and base level units with integrated appliances and a freestanding central island with breakfast bar seating. From the kitchen a door leads through to the separate utility room where there is also a shower room.

On the first floor the large master bedroom suite has a separate dressing room with walk-in wardrobe and an en suite bath/shower room. The vaulted guest bedroom suite has full height glazed windows and a Juliet balcony, giving lovely views of the garden and countryside beyond, along with an en suite shower room. There are two further bedrooms and a family bathroom on the first floor, with an additional two more bedrooms on the second floor.





OUTSIDE

Outside the gardens and grounds are delightful. The property is accessed via a gravelled driveway with parking for numerous cars, together with a single and a double garage. Within the garden is a substantial log cabin, divided into two separate areas providing a wonderful home office and a gym/ games room. The house sits next to open fields with a lovely stream forming part of the boundary. The rear garden is mainly laid to lawn with mature flower and shrub beds and borders, together with a pond and an orchard with apple, plum and wild pear trees. Immediately to the rear of the house is a large terrace, ideal for outside entertaining.



Approximate Gross Internal Area = 472.6 sq m / 5,087 sq ft

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. (ID767266)

We would be delighted
to tell you more.

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