




CHILTERN HILL HOUSE

Hale Lane, Wendover, Buckinghamshire, HP22 6NQ



AN IMPOSING COUNTRY HOME WITH EXCEPTIONAL VIEWS

Chiltern Hill House is a unique and impressive family home in a private and tranquil setting, with a striking Georgian style façade and exceptional, panoramic views over the gardens and surrounding countryside.

			EPC
6	4	4	C (rating 71)

Local Authority: Aylesbury Vale District Council
Council Tax band: G
Services: Mains electricity and water, oil fired central heating and private drainage.
Tenure: Freehold
What3Words:///slopes.circle.resists



LOCATION

Chiltern Hill House is set in a beautiful semi-rural location amidst rolling countryside on the edge of Wendover Woods which provides excellent equestrian, cycling and walking areas.

The historic and pretty market town of Wendover is about a mile away with its eclectic mix of shopping, eating and leisure establishments and a railway station.

Wendover has some highly regarded local schools, with the wider area home to a more extensive range of excellent schooling, both state and private, including the renowned Buckinghamshire Grammar Schools. More extensive shopping and leisure facilities can be found in the nearby towns of Aylesbury, Amersham, Berkhamsted and Tring including Waitrose, Marks & Spencer, a theatre, and cinemas.

Wendover 1 mile (Chiltern Line railway service to London Marylebone from 46 minutes), Berkhamsted 9 miles (London Northwestern railway service to London Euston from 33 minutes), Amersham 10 miles (Metropolitan Line service to Baker Street from 47 minutes), Oxford 26 miles, Central London 42.5 miles. (Distances and times approximate).





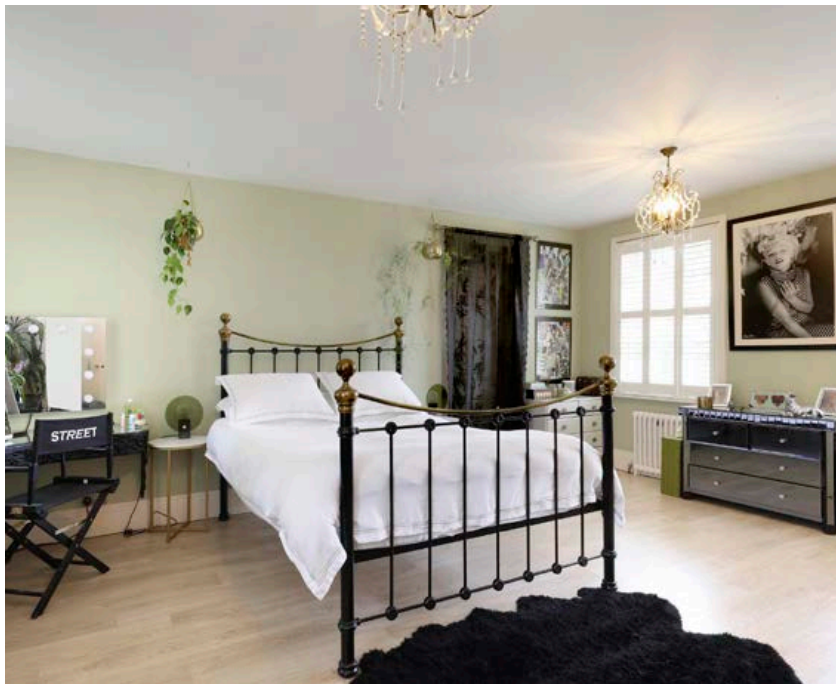
CHILTERN HILL HOUSE

Chiltern Hill House is a delightful family home in a wonderful rural position, set amidst rolling Chilterns countryside in an Area of Outstanding Natural Beauty. The house has been sympathetically restored by the current owners and provides extremely well planned and generously proportioned accommodation throughout. Originally constructed in the 1930s, built in a Georgian style, the house showcases design typical of the era with symmetry, sash windows and high ceilings.

As you enter the property, you are greeted by a striking entrance hallway which sets a notable first impression, with a sweeping staircase and marble finishes. The entrance hallway provides access to a large open plan kitchen and reception area, with an informal dining space and a seating area around a beautiful contemporary farmhouse style Martin Moore kitchen. Off the kitchen is a walk-in pantry and a separate boot room which provides access to the garden. Adjacent to the kitchen is the formal dining room, a generous space ideal for entertaining. To one side of the ground floor is a beautiful drawing room with an open antique marble fireplace and large arched windows and doors which frame a picturesque view of the pond gardens beyond. To the other side of the ground floor is a further ample reception area, also with doors leading to the garden, a downstairs wet room, a study, and a utility area. Part of this section has obvious potential to turn into a self-contained space, benefitting from a separate door to the driveway. A large cellar provides useful additional storage, and has the benefit of natural light, ventilation, and good ceiling height. The kitchen and all the reception rooms on the ground floor have exceptional views over the gardens and the countryside beyond.

On the first floor are five well-proportioned bedrooms, all of which have direct access to a bath or shower room. The principal bedroom suite is a fantastic space set across the rear of the house, comprising a bedroom, a dressing room, and a large bathroom, with each room enjoying wonderful views. One of the other bedrooms has direct access to its own private roof terrace, a unique feature, which again offers exceptional views. On the first floor is a separate cloakroom too.







GARDENS & GROUNDS

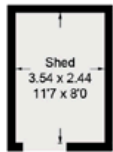
Chiltern Hill House sits in delightful gardens and grounds of around 3.7 acres. The house is approached by a sweeping in and out driveway, with gates on both sides. To the front of the property is a double garage which has been constructed in recent years, as well as a former single garage. The gardens and grounds have been intelligently split. Immediately to the rear of the house is a large patio, ideal for entertaining and al fresco dining in the warmer months, alongside a sunken pond area. Steps and paths lead down to an expansive lawned area with flower beds, orchard, tree house and rose gardens. To the rear of the land you will find an equestrian area, neatly tucked away with paddocks and stabling, alongside a range of outbuildings ideal for storage. Beyond the paddocks is a charming meadow. The property has a discreet driveway which leads all the way down to the equestrian area, a very useful feature.



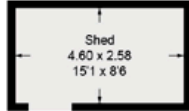
Cellar



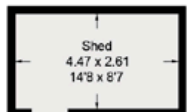
Ground Floor



(Not Shown In Actual Location / Orientation)



(Not Shown In Actual Location / Orientation)

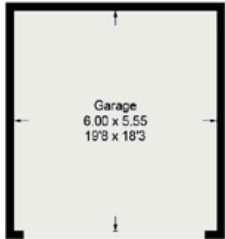


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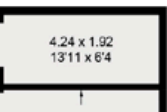


(Not Shown In Actual Location / Orientation)

Stables



(Not Shown In Actual Location / Orientation)



Approximate Gross Internal Area
Ground Floor = 224.0 sq m / 2,411 sq ft
First Floor = 185.3 sq m / 1,994 sq ft
Cellar= 25.3 sq m / 272 sq ft
Outbuildings (Including Garage/ Stables) = 131.2 sq m / 1,412 sq ft
Total = 565.8 sq m / 6,089 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.

We would be delighted
to tell you more.

Max Warby
01494 689263
max.warby@knightfrank.com

Knight Frank Bucks & Herts
St Mary's Court
Amersham, HP7 0UT

Edward Welton
020 7861 1114
edward.welton@knightfrank.com

Knight Frank Country
55 Baker Street
London, W1U 8AN

knightfrank.co.uk

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