



## OLD BLEDLOW FARMHOUSE




Bledlow, Buckinghamshire





# A LOVELY PERIOD FARMHOUSE IN A VERY SOUGHT AFTER CHILTERN'S VILLAGE.

Old Bledlow Farmhouse is a wonderful period home, beautifully presented and set within gardens of approximately 0.9 acres.

			EPC
5	3	3	E (52)

Local Authority: Buckinghamshire Council  
Council Tax Band: G  
Services: Mains Electricity and Water, Oil Fired Central Heating And Private Drainage  
Tenure: Freehold  
What3Words: [overture.organ.radar](#)



## SITUATION

Old Bledlow Farmhouse is situated on a quiet, country, no-through lane in the village of Bledlow, on the edge of the Chiltern Hills. Bledlow is a thriving village with a public house, village hall, cricket club and church. The nearby town of Princes Risborough offers a range of shopping and recreational facilities along with a mainline railway station giving access to London Marylebone, Oxford and Birmingham. The larger centres of Thame, Aylesbury and High Wycombe each offers an extensive range of shops, theatres and cinemas.

Buckinghamshire is renowned for its standard of education and the area offers an excellent selection of schools both state and independent and Grammar schools for children of all ages.

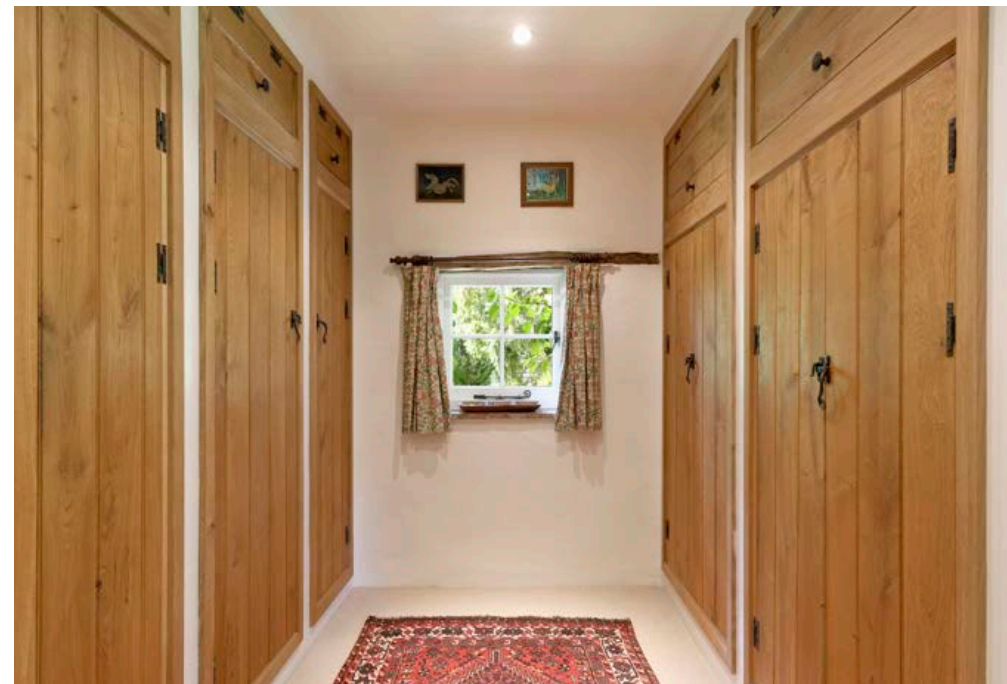
Surrounded by beautiful countryside there are a number of walks, bridle ways and cycle tracks close at hand. The Phoenix Trail Cycle Path crosses further along Sandpit Lane and allows road-free travel to both Princes Risborough and Thame.

## DISTANCES

Princes Risborough 3 miles (London Marylebone 40 minutes), M40 (J6) 5 miles, Thame 5 miles, High Wycombe 7 miles, Aylesbury 8 miles, Oxford 20 miles.  
(All distances and times are approximate)







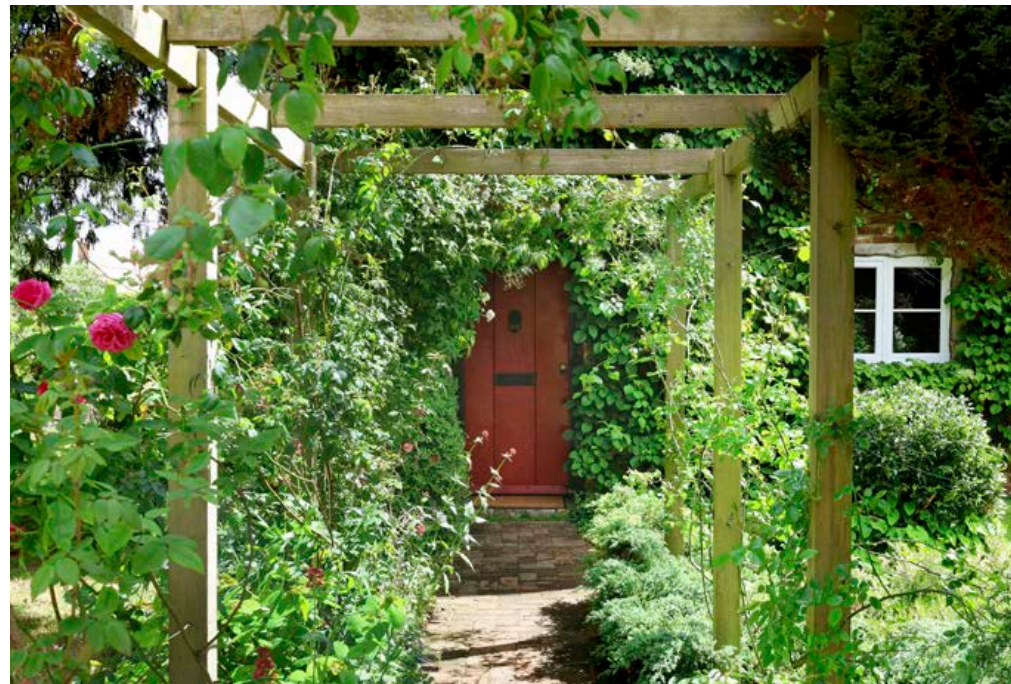
## OLD BLEDLOW FARMHOUSE

Believed to be one of the oldest houses in the village, Old Bledlow Farmhouse dates back in part to the early 16<sup>th</sup> Century. Throughout the beautifully presented home there are many period and character features. The layout is as shown on the floor plans. The ground floor, entered through a generous reception hall, has a very good sized living room with exposed beams and open fireplace. Beyond the living room is the orangery with doors to the gardens. There is also a study, cloakroom and open plan kitchen/breakfast room with Aga and separate utility room.

The first floor hosts the principal bedroom with en-suite bathroom, there is a separate dressing room, 3 further bedrooms and 2 shower rooms. Bedroom 5 is on the second floor.







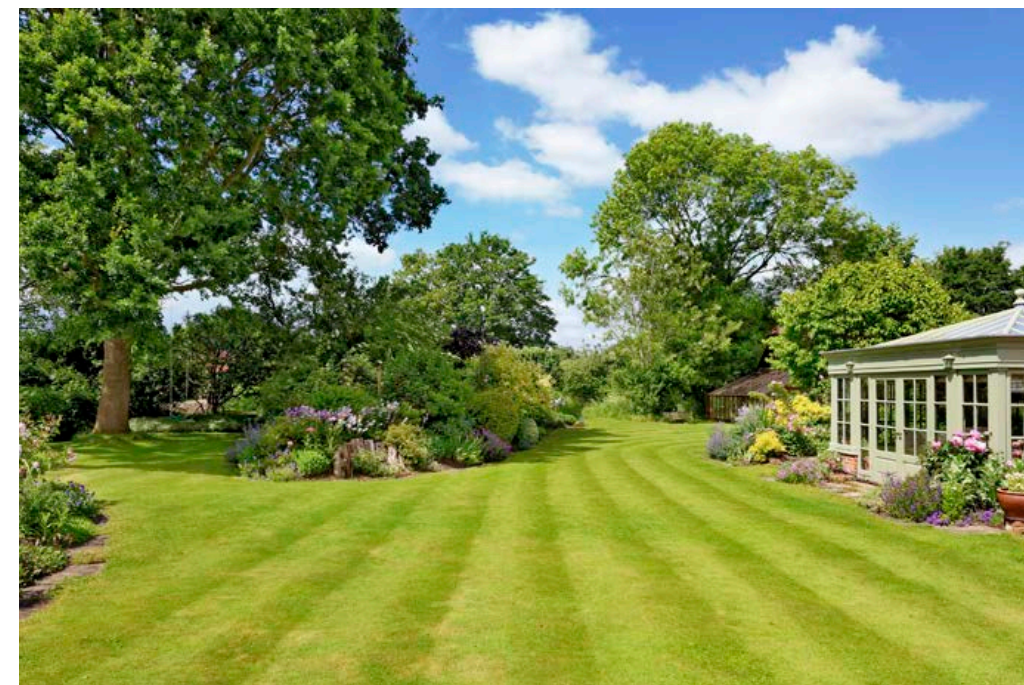
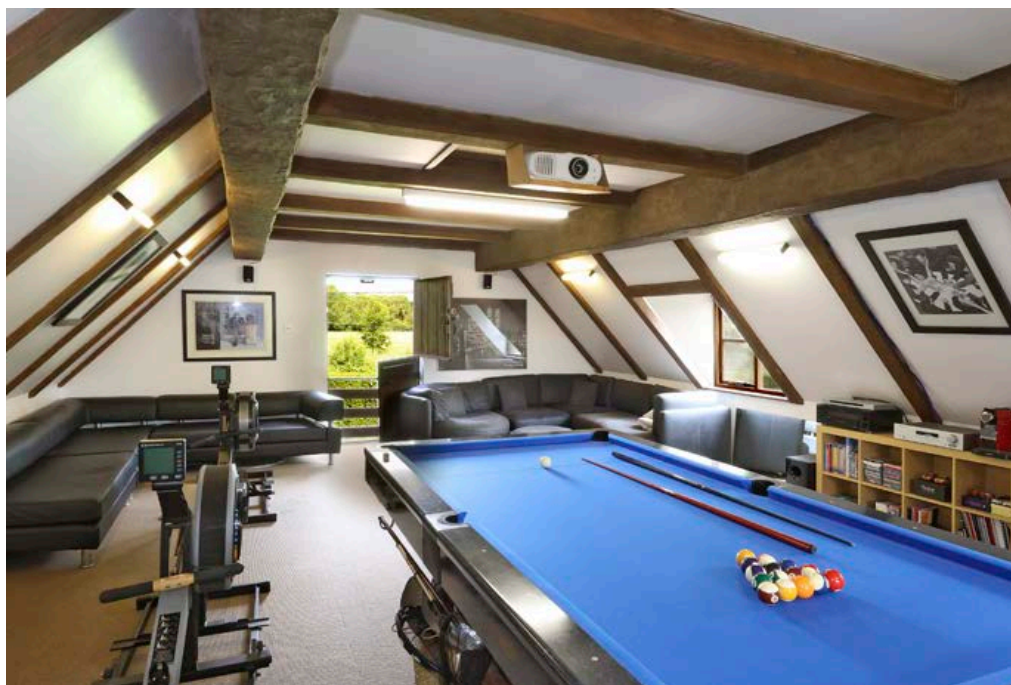
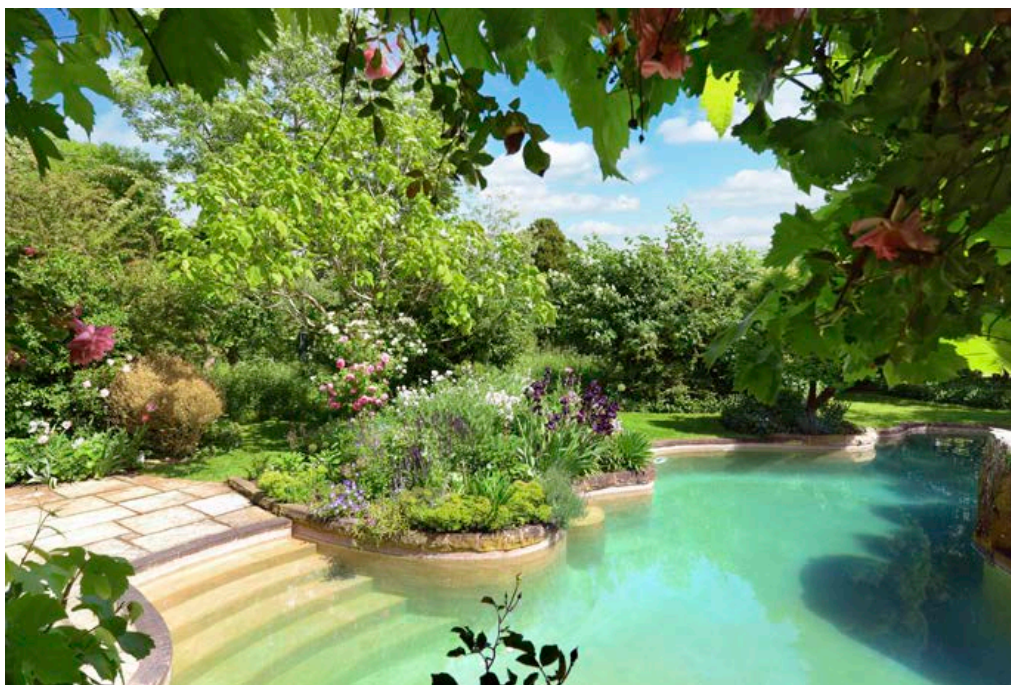
## OUTBUILDINGS & SWIMMING POOL

Across the gravelled driveway is a triple garage block with gym/studio over. Adjoining the garage building is a large greenhouse. There are two further garden sheds. To the rear of the gardens is a good sized heated pool.

## GARDENS & GROUNDS

Approached through arches in elegant yew hedging, the mature gardens at Old Bledlow Farmhouse have been well planned with a combination of lawns, flower borders, secret pathways, re-wilded orchard and a hidden pool. The borders are planted with perennials that will come again each year and there are a number of mature specimen trees including, apple, plumb, pear, fig, walnut, hazelnut and greengage. To the rear of the house is a lovely sun terrace and adjacent to the kitchen, a vegetable garden.

The heated swimming pool, designed to look like a natural pool, has a feature York Stone block edge and sun terrace. There is a rustic timber and pantile pool house with a decked terrace that juts out over the water.







Approximate Gross Internal Area  
 Ground Floor = 156.5 sq m / 1,684 sq ft  
 First Floor = 136.2 sq m / 1,466 sq ft  
 Second Floor = 17.9 sq m / 193 sq ft  
 Outbuildings = 89.8 sq m / 967 sq ft  
 (Excluding Double Car Port)  
 Total = 400.4 sq m / 4,310 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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