



The City, Chinnor Road, High Wycombe



Summary of accommodation

A wonderful family home in a secluded, elevated position with stunning Chiltern views.

Entrance hall | Sitting room | Snug | Kitchen/Living/Dining room | Cloakroom | Utility room

Principal bedroom with dressing room & en suite | Three further bedrooms | Family bathroom

Double garage | Range of outbuildings | Heated swimming pool

Set in approximately 1.59 acres.



Offers in excess of: £1,750,000

Tenure: Freehold

Local authority: Buckinghamshire Council

Council tax band: G

High Wycombe 5 miles (trains to London Marylebone 27 minutes)

Beaconsfield 10 miles (trains to London Marylebone from 23 minutes)

Saunderton Station 2.1 miles

Central London 35 miles

(All distances & times are approximate)





Westerings

Westerings is a very well presented and spacious family home. The wide front door gives access to the entrance hall from which doors lead to the large, triple aspect sitting room, the snug and the kitchen/dining/living room. There is also a guest cloakroom off the hallway.

The kitchen/living/dining room is an outstanding feature of the house- over 26' in length and with bifold doors overlooking the gardens and grounds, with wonderful views beyond. To the rear, further bifolds leading to the swimming pool and terrace. There is a large utility and boot room with access to the gardens.

On the first floor there is the principal bedroom with en suite shower room and dressing room, three further bedrooms and a family bathroom.

Location

Bledlow Ridge is a popular Buckinghamshire village located in an Area of Outstanding Natural Beauty on the edge of the Chiltern Hills. Bledlow Ridge is also high up in the Chiltern Hills, approximately 700ft above sea level. The village benefits from a well-regarded Church of England first school, village shop, village hall and public house.

The larger centres of Princes Risborough and High Wycombe are approximately 5 miles and 5.5 miles distant respectively, giving a much wider variety of shopping and public facilities, with Oxford only 22 miles to the west along the M40. The railway at Princes Risborough offers a regular service into London Marylebone with alternative services available at both High Wycombe and Saunderton.

Buckinghamshire is renowned for its high standard of education- the area being served by a good number of state and independent schools, catering for girls and boys of all ages. Recreational and sports facilities in the area include golf at Whiteleaf, Ellesborough, Saunderton and Thame, tennis at Princes Risborough and Bledlow Ridge, cricket clubs at Bledlow Ridge, and polo at West Wycombe.





Garden & Grounds

Westerings is approached from the lane across a gravelled driveway leading to the garaging, outbuildings and the house.

The gardens to the south (rear of the house) are laid mainly to lawn, leading to the sheltered, heated swimming pool with paved surround and sitting area. The majority of grounds are to the east and north of the house, again, predominantly lawned interspersed with mature, specimen trees. There are wonderful views over the surrounding countryside.





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.

Ground Floor = 116.4 sq m / 1253 sq ft
 First Floor = 116.1 sq m / 1250 sq ft
 Outbuildings = 92.1 sq m / 991 sq ft
Total = 324.6 sq m / 3494 sq ft (Including Garage / Excluding Log Store)
 Including Limited Use Area (0.5 sq m / 5 sq ft)



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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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