



A BEAUTIFULLY POSITIONED GRADE II LISTED COUNTRY HOUSE IN GROUNDS OF AROUND 1.48 ACRES IN A PEACEFUL RURAL SETTING.

Turville Lodge is a traditional Grade II Listed family home, in a peaceful edge of hamlet setting positioned in beautiful gardens



Local Authority: Buckinghamshire Council
Council Tax band: H
EPC rating: House D, Annexe D
Services: Mains electricity and water, oil fired central heating and private drainage.
Tenure: Freehold
What3Words:///nooks.slot.locker

LOCATION

Turville Lodge is situated on the edge of mature, protected woodland in the delightful and peaceful hamlet of Turville Heath in the Chiltern Hills Area of Outstanding Natural Beauty. The hamlet is surrounded by beautiful wooded and open countryside. Local shops and amenities are available in Watlington, about 4 miles away. Henley-on-Thames and Marlow are also nearby - both popular and thriving market towns, with a wide range of shops and amenities. More extensive shopping can be found in High Wycombe and Oxford.

High Wycombe station is around 20 minutes away with trains to London Marylebone taking from 25 minutes.

Schooling in the area is excellent with nearby schools including Wycombe Abbey, Radley, Sir William Borlase's Grammar School in Marlow, Rupert House and Moulsford. Oxford is easily accessible by the Oxford Tube from Junction 6 of the M40 and schools include Magdelen College School, Headington, The Dragon and Oxford High School.

The surrounding countryside is ideal for walking and riding with a nearby extensive network of footpaths and bridleways. Boating and marina facilities are found in nearby Mill End (Hambleden Marina) and Henley-on Thames, home of the world-famous Henley Royal Regatta. There are also a number of renowned golf courses and shoots in the area.

Henley-on-Thames 6 miles
Watlington 4 miles
Marlow 8 miles
M40 (J5) 6 miles
London Heathrow 43 miles
M4 (J8/9) 18 miles
(All distances and times are approximate)



TURVILLE LODGE

Turville Lodge is a traditional Grade II Listed family home, in a peaceful edge of hamlet setting positioned in beautiful gardens. The layout of the accommodation is shown in the enclosed floorplans and includes, in the main house a large, welcoming reception hall with wood panelled dining room leading from it, as well as the drawing room and sitting room. A door leads from the hall to the large kitchen/breakfast room, with seating area and separate study off. There is also a utility room and downstairs WC, as well as a cellar. The first floor has a principal bedroom with en suite bathroom, five further bedrooms and two bathrooms.

The annexe offers excellent secondary accommodation with a sitting room, kitchenette and bathroom on the ground floor and three bedrooms (one being a 'through' room), bathroom and separate WC. The laundry room and boiler room are also within this building, as well as a single car garage.

There is a second annexe/pool house, next to the swimming pool with electricity and water and therefore potential to convert further to add bedroom accommodation, subject to obtaining the necessary planning consents. It currently offers large, flexible space with an entertaining room, studio, gym with separate WC and games room. There is also a separate shower room and sauna.





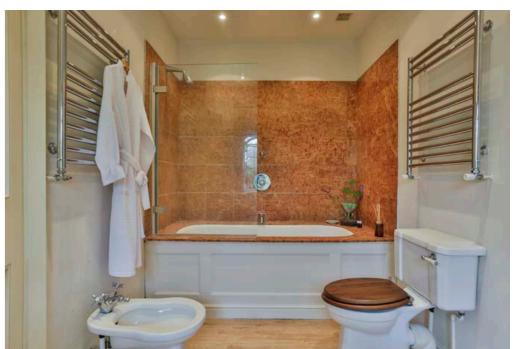














GARDENS AND GROUNDS

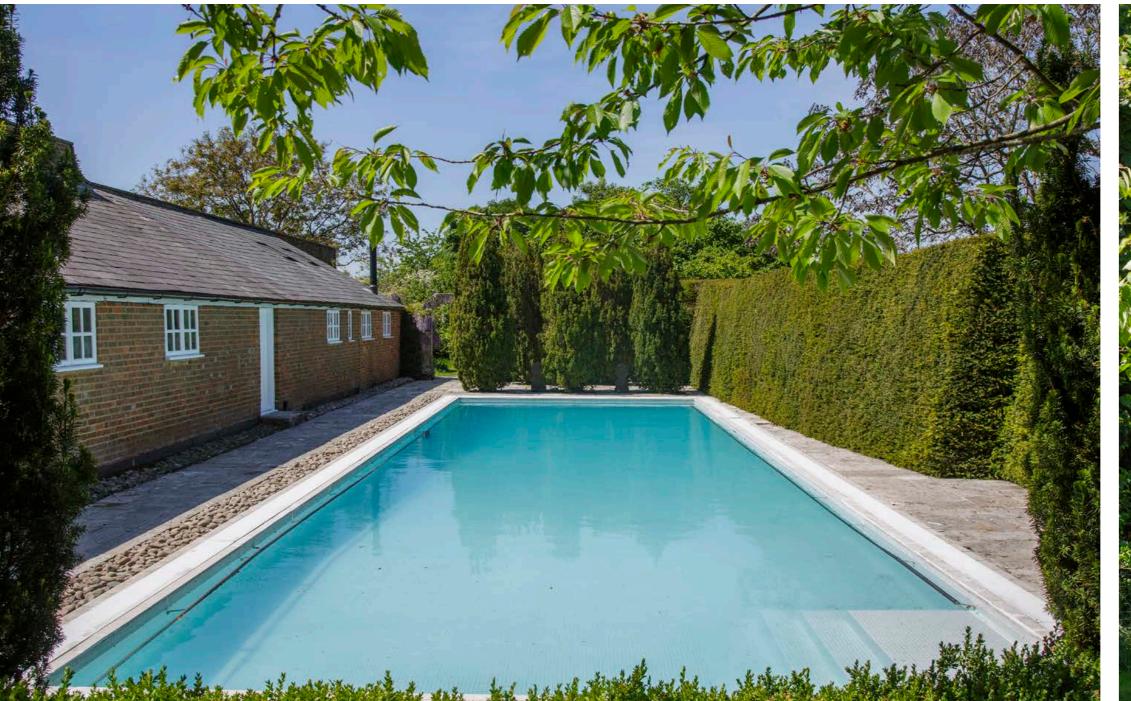
Outside, the house is set back with a lawned garden to the front and side, and a driveway which leads to the side of the house and a parking area. The gardens are well laid out and combine shaped formal yew hedging, lawned areas, a wisteria covered terrace to the rear of the kitchen, a tennis court and swimming pool.









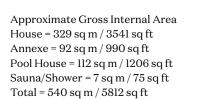


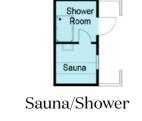


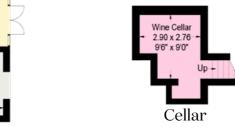


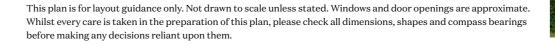






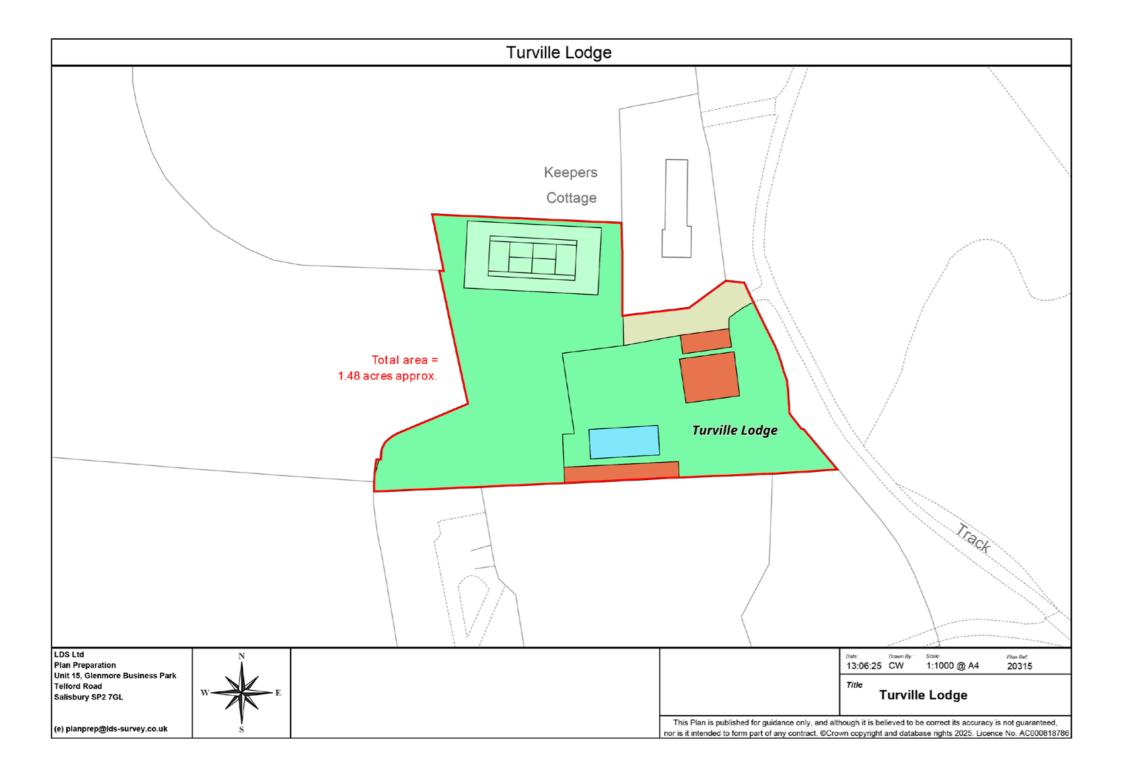
















Victoria Knight 01491 843022 vknight@savills.com

Henley-on-Thames 58-60 Bell Street, Henley-on-Thames Oxfordshire RG9 2BN

savills.co.uk

Hugh Maconochie 07870 999589 hmaconochie@savills.com

Country Department 55 Baker Street London WlU 8AN Nick Warner 01491 844900 nick.warner@knightfrank.com

Henley-on-Thames 20 Thameside, Henley-on-Thames Oxfordshire RG9 2LJ

knightfrank.co.uk

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

Country Department 55 Baker Street London WIU 8AN

Your partners in property

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements given by Knight Frank in the particulars, by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of Knight Frank. 2. Material Information: Please note that the material information is provided to Knight Frank by third parties and is provided here as a guide only. While Knight Frank has taken steps to verify this information, we advise you to confirm the details of any such material information prior to any offer being submitted. If we are informed of changes to this information by the seller or another third party, we will use reasonable endeavours to update this as soon as practical. 3. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 4. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 5. 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. 6. VAT: The VAT position relating to the property may change without notice. 7. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at https://www.knightfrank.com/legals/privacy-statement.

Particulars dated June 2025. Photographs and videos dated June 2025. All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London WIU 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.



