



TURVILLE LODGE

TURVILLE HEATH, OXFORDSHIRE/BUCKINGHAMSHIRE BORDER



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 Moulsoford. Oxford is easily accessible by the Oxford Tube from Junction 6 of the M40 and schools include Magdalen 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.



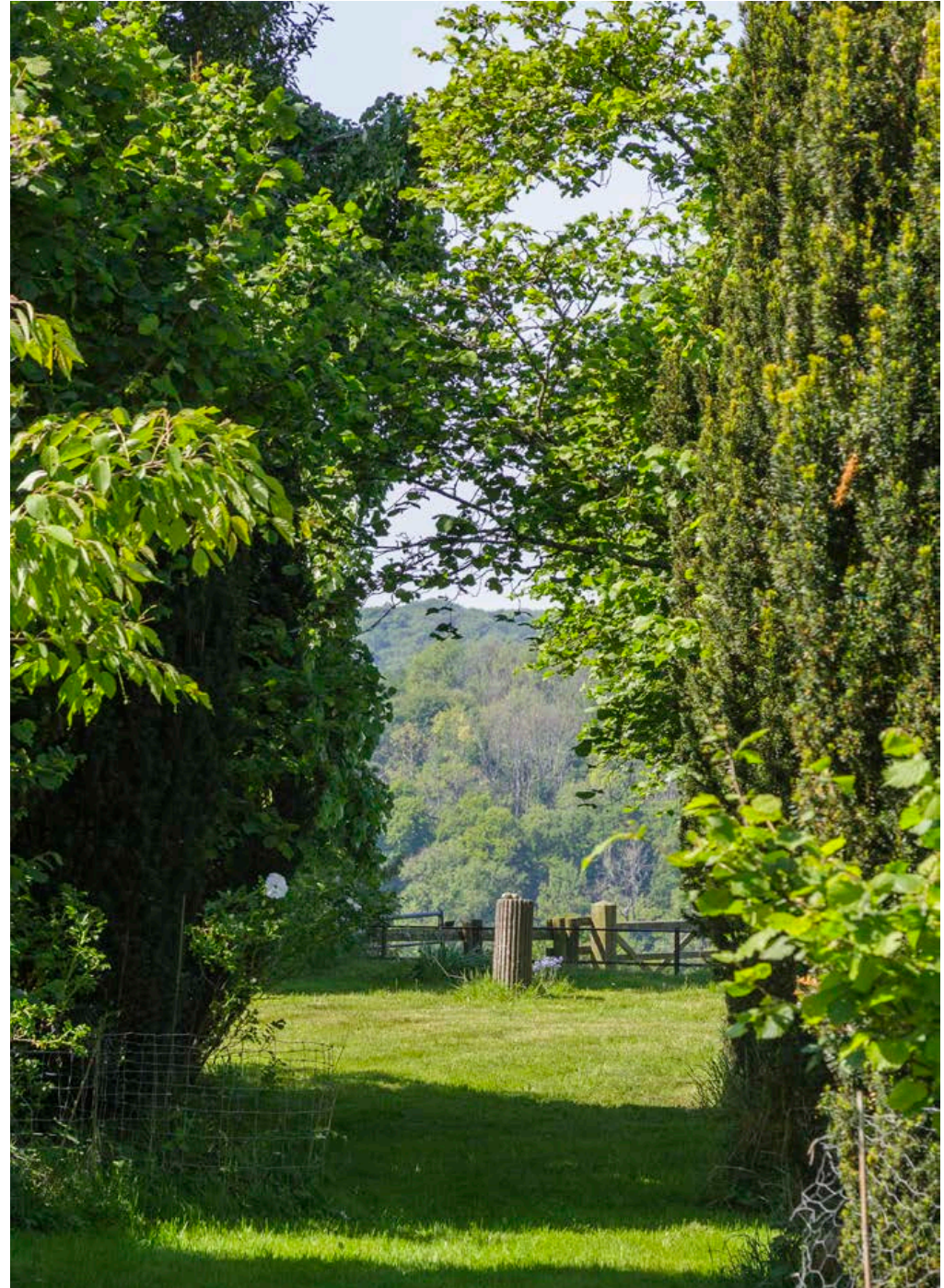




GARDENS AND GROUNDS

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.

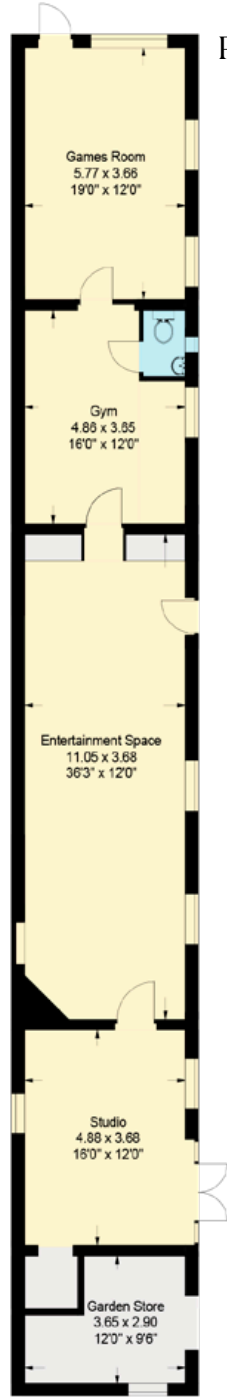




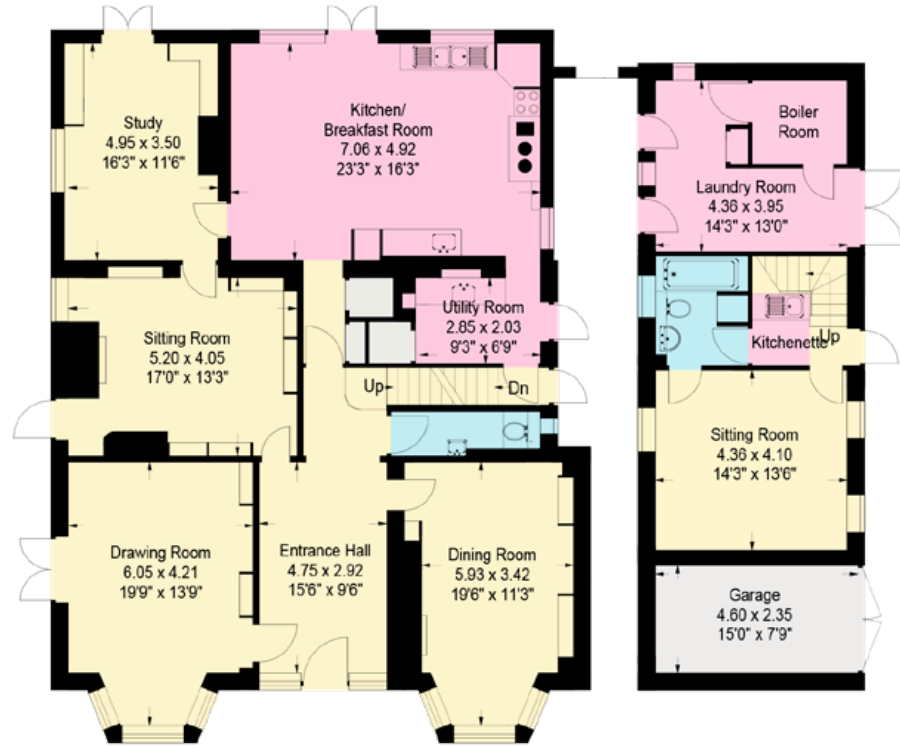


Approximate Gross Internal Area
House = 329 sq m / 3541 sq ft
Annexe = 92 sq m / 990 sq ft
Pool House = 112 sq m / 1206 sq ft
Sauna/Shower = 7 sq m / 75 sq ft
Total = 540 sq m / 5812 sq ft

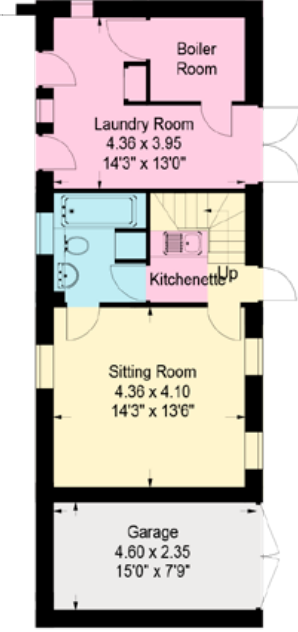
Sauna/Shower



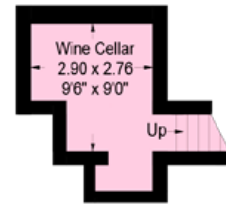
Pool House



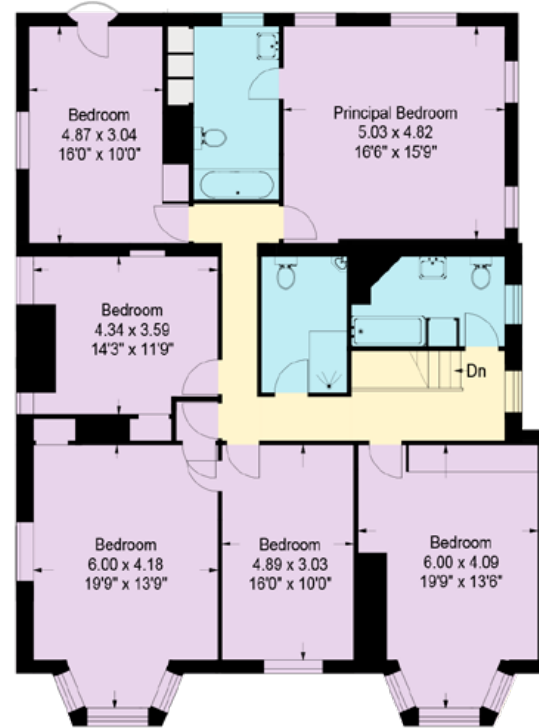
Ground Floor



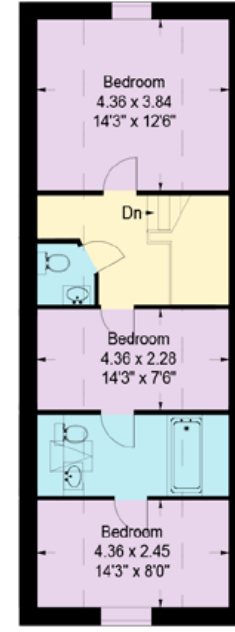
Annexe Ground Floor



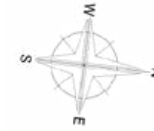
Cellar



First Floor



Annexe First Floor



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.



