



brown & merry

Country House  
& **Farm Sales**

High Meadow Farm, St Leonards Lane, Chivery, HP23 6LD



A STUNNING FIVE BEDROOM COUNTRY HOME IS SET IN A SECLUDED AREA OF THIS  
HIGHLY SOUGHT AREA OF BUCKINGHAMSHIRE.

THE BEAUTIFUL PRIVATE GROUNDS HAVE SOMETHING FOR  
ALL TO ENJOY IN THE MOST IDYLIC OF SETTINGS.

Located on the edge of beautiful National Trust Parkland, High Meadow Farm is quietly tucked away giving the property the most idyllic of settings. From its private position you can enjoy long walks into Wendover wood (an area of outstanding natural beauty) as well as a gentle round of golf at the Chiltern forest golf course. Offering the discerning buyer accommodation across approx. 8000 sqft the property has so much to offer, including a larger than average detached double garage, large workshop and an indoor swimming pool. There are also private, secluded grounds and paddocks nearing 12 acres that give you the opportunity to enjoy everything from relaxing on the sun terrace as well as entertaining on the private lawns perfect for those warm summer evenings. This “one of a type” property offers an amazing lifestyle opportunity.

### The Main House:

This main farmhouse offers stunning views on all sides and there is an excellent range of reception rooms, perfect for family life and entertaining. The comfortable bedroom accommodation also leaves nothing wanting, with the principle bedroom with its own dressing room and large en-suite bathroom being the main feature of the first floor. The entrance hall welcomes you in and accesses the dining room, drawing room with its exposed beams and oil burner, wooden staircase which leads to the first floor, the sitting room and large farmhouse style kitchen. The well-appointed kitchen boasts a Rayburn, exposed beams, a good range of both floor and wall units and triple aspect windows that give you views over the beautiful ground and Chiltern Hills beyond. The well-proportioned drawing room with its appealing fireplace, exposed beams, triple aspect windows and roof light offers natural light in abundance. This is added to by the access in to both the games room and rear private gardens via patio doors. The sitting room is notably light and airy, with views of the garden and access to the sun terrace via French doors. The dining room is perfect for those more formal evenings and the large games room has everything to offer for both the young, and the young at heart. There is also a good sized study, utility room and shower room finishing off the ground floor.





Rising to the first floor has a master bedroom which befits this superb house. With its dual aspect windows overlooking the grounds to both the front and rear you will also find a dressing room and large en-suite. There are also four further bedrooms and a two family bathrooms offering plenty of space for the whole family and visiting guests.

**Externally:**

The detached heated indoor swimming pool and conservatory give further entertainment for the whole family. There is also a larger than average double garage with work area to the rear. The large workshop that itself is in excess of 2000sqft offers up a versatile space whether it be a home business or a potential rental income. To the front of the property there is mature planting with trees and shrubs and the private electrically gated driveway and hardstanding that offers ample parking for multiple vehicles. The 10 acres of paddocks are split in to two and offer a field shelter.





*The grounds are thoughtfully planted and divided into areas that flow from the sun terrace, front and rear lawns, the summer house tucked in the back corner and the storage area to the rear.*

*In the spring there is an outstanding display of flowering bulbs with further flowering from established planting, shrubs and bushes giving you colour all year round.*

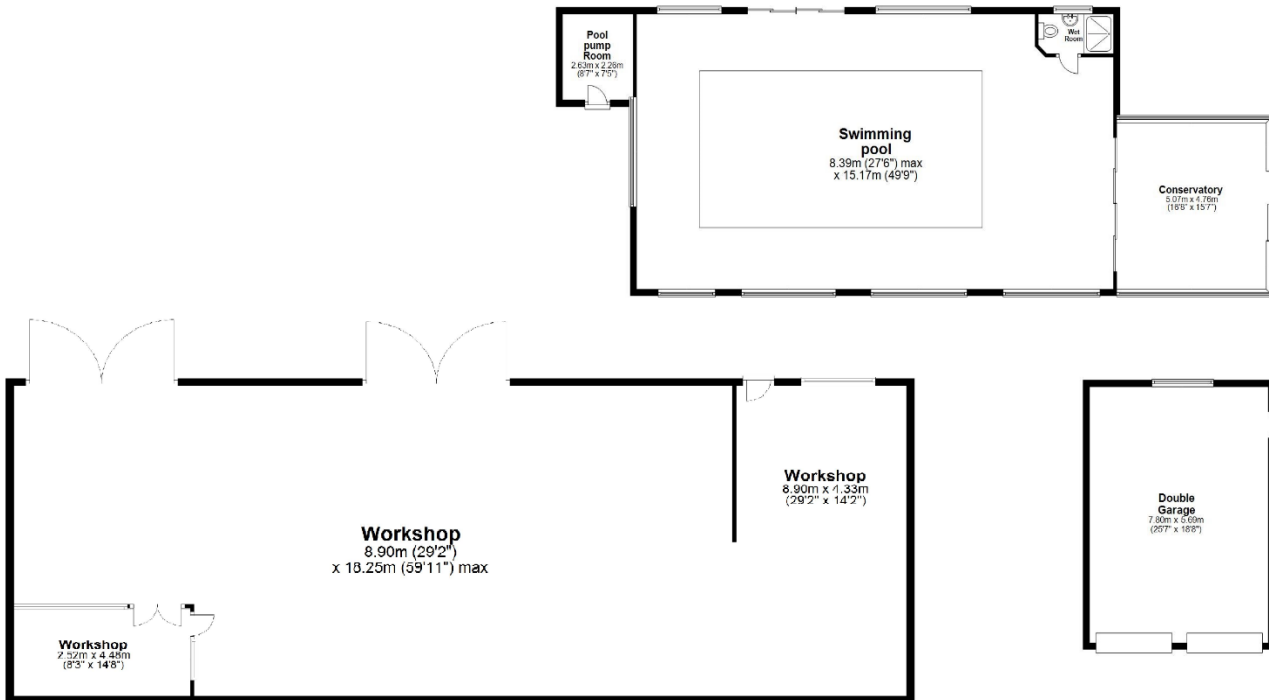


**Location:**

Situated in the heart of this historic and very peaceful hamlet just two miles from the village of Wendover. The stunning countryside surrounding Chivery offers some of the best walks in the area, including Wendover Woods. With its eclectic mix of shops, pubs and restaurants, Wendover has without doubt one of the most appealing high streets in the Chilterns. The Chiltern Line offers an excellent and reliable service to London Marylebone from either Wendover or Great Missenden (45 mins), whilst access to the M25 can be found via the A41(M) at Tring (5 miles), or alternatively the M40 at High Wycombe (11 miles).

**Schools:**

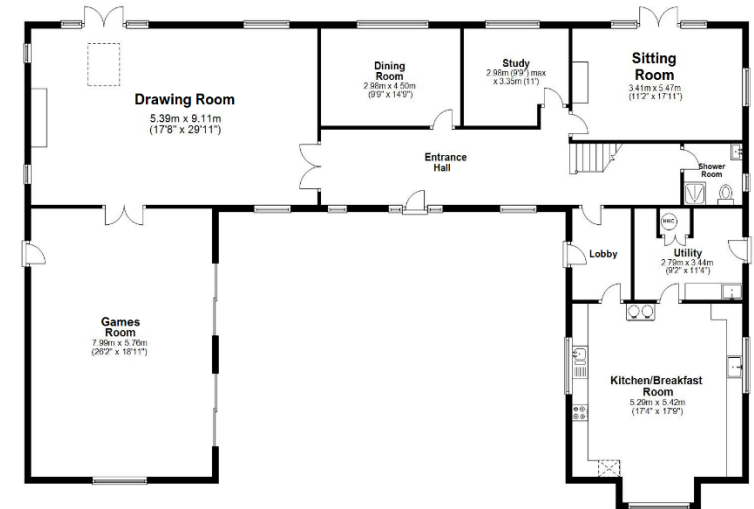
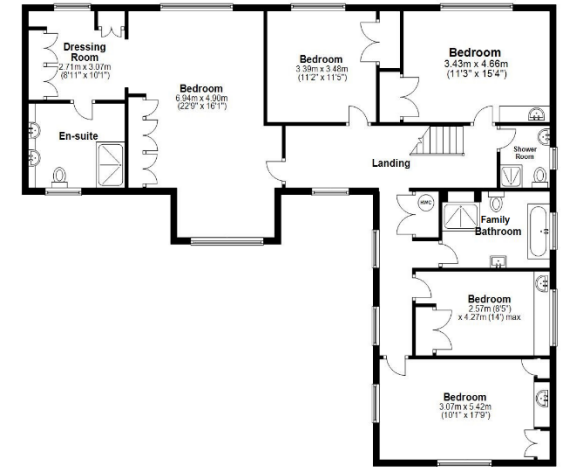
Buckinghamshire is renowned for its choice and standard of schooling, both state and private, as the county is one of the last to maintain the traditional grammar school system. Well known grammar schools for boys include the Royal Grammar School in High Wycombe and Aylesbury Grammar School; and for girls, Wycombe High School and Aylesbury High School. Nearby private schools include The Griffin preparatory school at Great Kimble, as well as The Beacon, The Gateway, Pipers Corner, Godstowe Preparatory and Wycombe Abbey.



Total area: approx. 201.8 sq. metres (2172.3 sq. feet)  
Disclaimer - Floor plan is for marketing purposes only and is to be used as a guide - GKM Studio  
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Total area: approx. 557.1 sq. metres (5996.5 sq. feet)  
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Plan and/or using Plans.

**First Floor**  
Approx. 130.1 sq. metres (1407.1 sq. feet)



**Ground Floor**  
Approx. 418.0 sq. metres (4499.2 sq. feet)



### Features:

Private Gated Entrance | Drawing room | Sitting room |  
Dining room | Kitchen/Breakfast room | Utility room | Cloakroom  
| Games room | Indoor Swimming Pool  
Principal bedroom with en-Suite & dressing room  
4 Further bedrooms | 3 further bathrooms |  
Large Double Garage | Driveway and hard standing for Multiple  
vehicles | Large Workshop |  
Summer House | Mature private gardens and grounds of  
Approx. 12 acres |



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