



Shotley House, Upper Icknield Way HP22 5NF



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Country House  
& Farm Sales



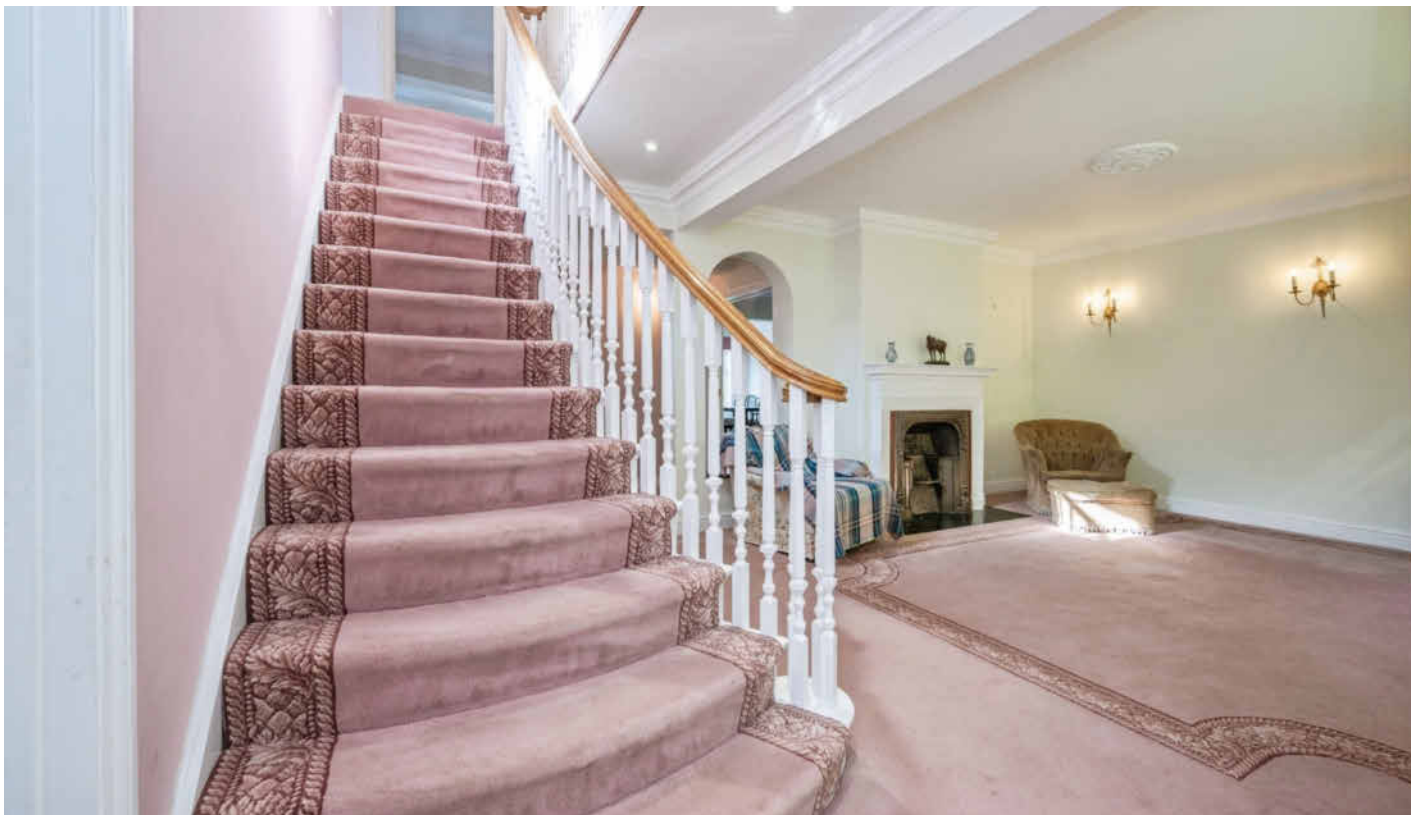


## SHOTLEY HOUSE

A TRULY IMPRESSIVE FAMILY HOME WITH COMMANDING VIEWS, STABLING, MENAGE & PADDOCKS, IN ALL APPROACHING FIVE ACRES.

Shotley House dates back to the 1930's and is situated in a superb, elevated position on the edge of the Chiltern Hills.

Offering well-proportioned accommodation throughout the property also offers excellent equestrian facilities. Close to both the busy market towns of Wendover and Tring, with their excellent range of boutique shops, cafes, restaurants and amenities for all your everyday needs. Entering the property through its impressive solid Oak front door you will find a large, open reception hall with its open fireplace and sweeping stairs leading up to the first floor. Leading off the reception hall you will find the study/family room to the front, kitchen, utility room, which accesses the integral garage and the large, elegant sitting room with its open fireplace and French doors to the rear sun terrace.





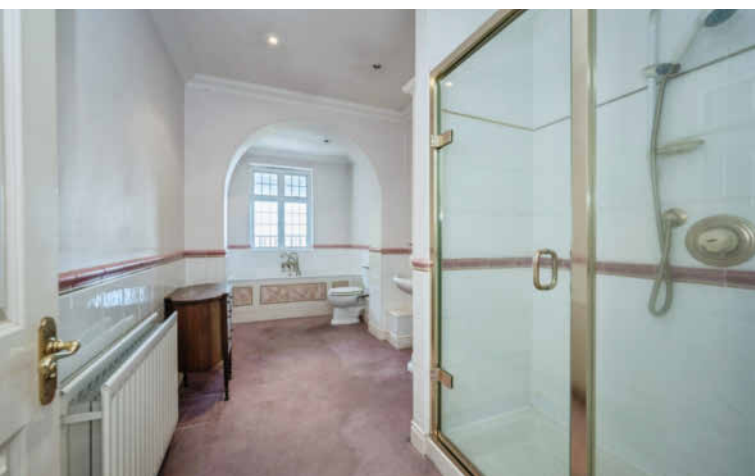
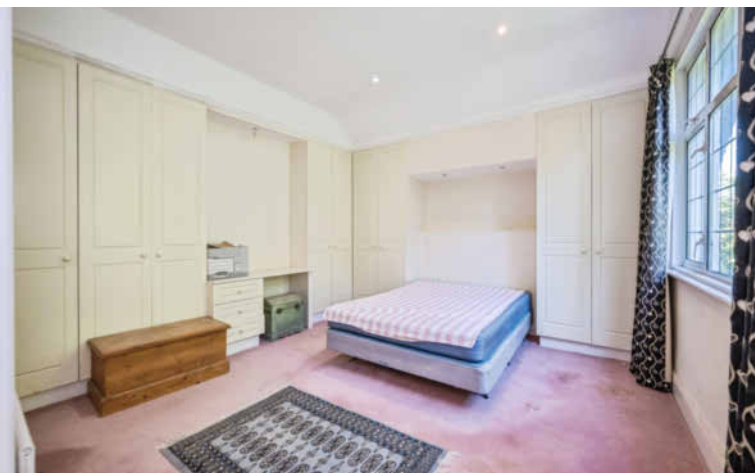
The bespoke kitchen has been fitted with a good range of both wall and floor units, a large central island, a range of integrated appliances as well as a window and single door to the rear. The kitchen is also open on one side to the generous dining room with French doors to the far end, again leading out to the sun terrace. Rising to the first floor you will find the principal bedroom with its en-suite, a good range fitted wardrobes and dual aspect windows. To the rear you will find French doors which lead you out on to the superb balcony which spans the full width of the property and gives you far reaching views over the grounds and paddocks beyond. Three further bedrooms on the first floor are all doubles, the second also having an en-suite and all have a good range of fitted wardrobes. Completing the first floor is the family bathroom.





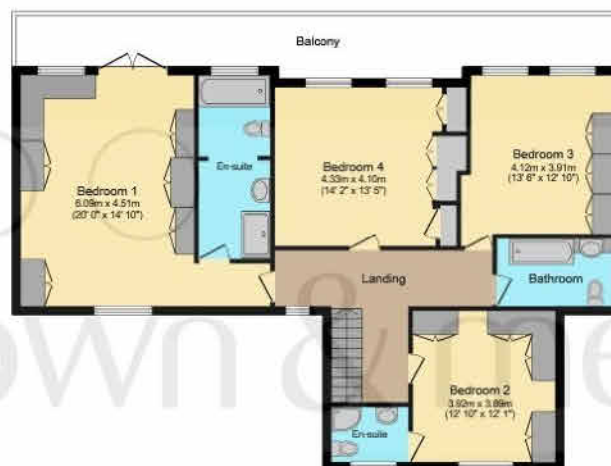
## THE GARAGE

The double garage has two single doors and offers power, lighting and access to the main house through the utility room.





## Ground Floor



## First Floor



## Outbuildings

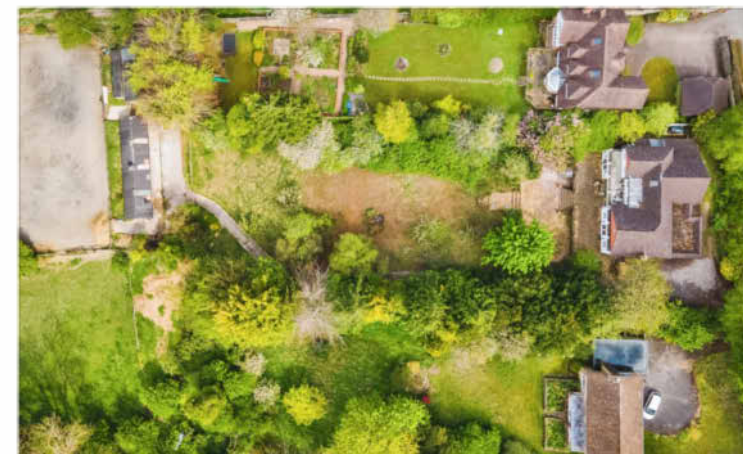
Total floor area 450.3 m<sup>2</sup> (4,847 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

### OUTSIDE

Well screened from the road, the property has ample driveway parking as well as access to the integral double garage. To the right of the property there is the storage and boiler rooms. The five bar gate leads you through to the rear of the property where you will find a long driveway leading down to the stable and paddocks and menage. The tiered terrace steps down to the formal gardens with its range of shrubs, bushes and fruit trees. The equestrian facilities

offers two stable blocks, the first with five loose boxes and the second offers three stables, one of which can be used as a foaling box and hay store. There is lighting, water and an area of hard standing. The menage has post a rail fencing to all sides, flood lighting and a silica sand and rubber surface. The paddocks are 'Post and rail' fenced and offer water laid on.







## LOCATION

Aston Clinton is situated within the triangle of Wendover, Tring and Aylesbury with their interesting mix of restaurants, shops and amenities. This popular village has a local shop, Post office, churches, doctor's surgery and a choice of public houses and restaurants, an extensive park, large children's playground and sports facilities. For travel to London there are mainline stations in Wendover with its regular service into London Marylebone (c50 minutes) and Tring - London Euston (c35minutes) whilst access to the M25 can be found via the A41(M) or alternatively the M40 at Beaconsfield or Bicester. Nearby are some lovely rural walks, bridle paths and cycling routes with Coombe Hill, Wendover Woods and the disused arm of the Grand Union Canal nearby.

## EDUCATION

The property lies in Buckinghamshire and is eligible for the grammar schools in Aylesbury. Schools in the independent sector include Berkhamsted Collegiate and Tring Park School for the Performing Arts.

## TENURE

Freehold

## SERVICES

Mains Electricity, Water, Drainage, Oil-fired Heating.







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