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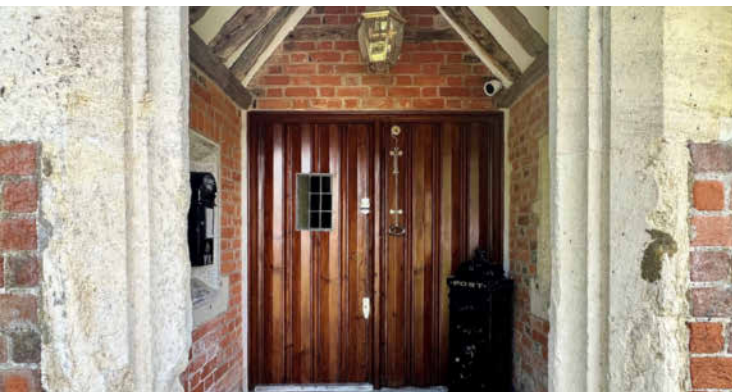
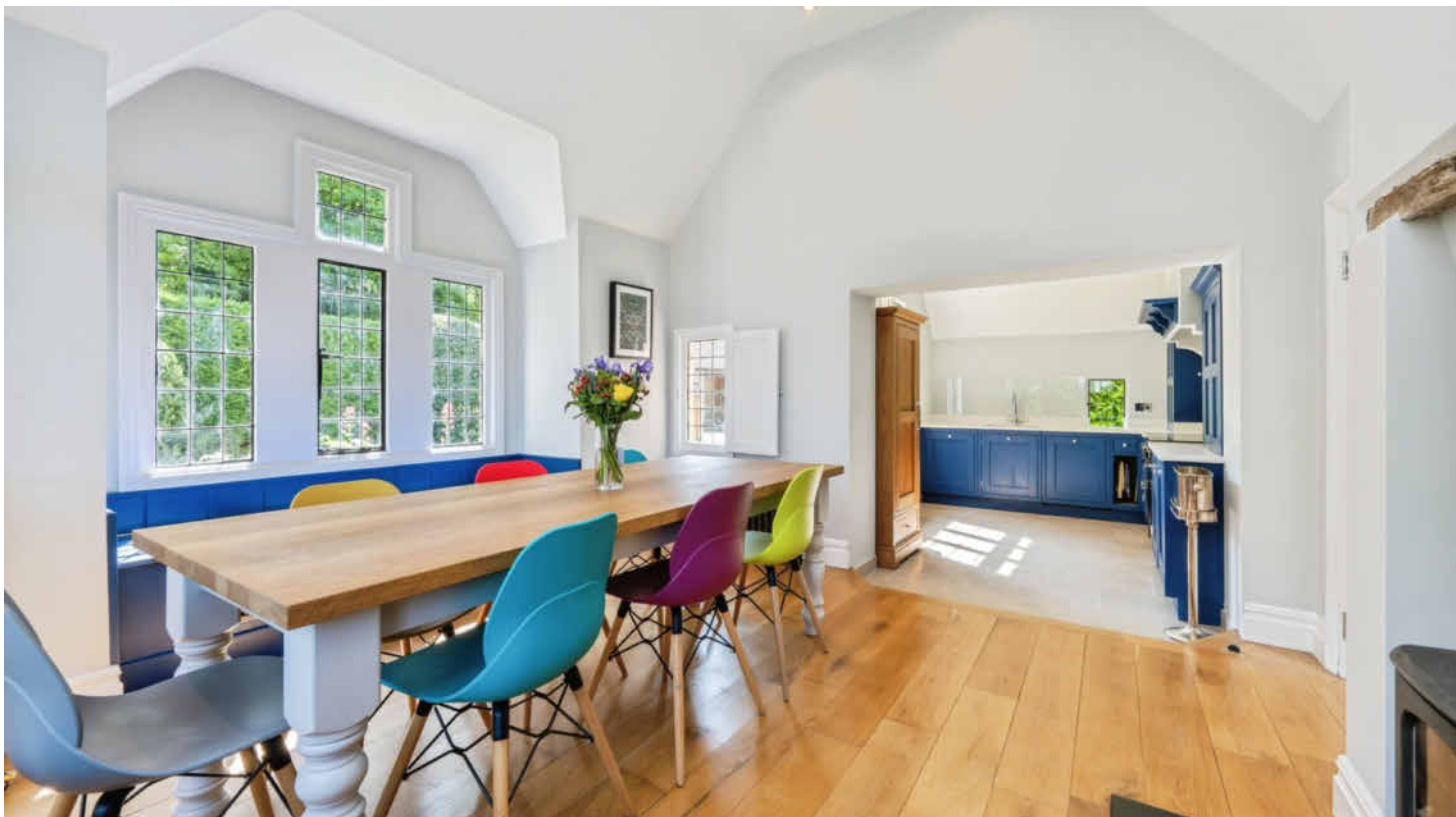
Country House  
& Farm Sales





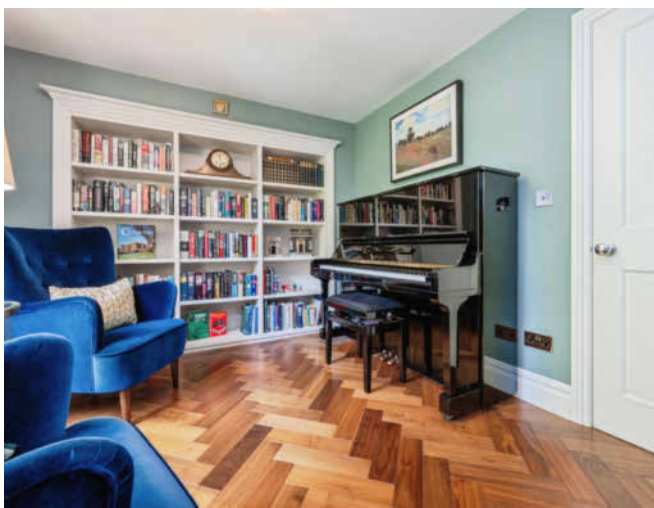
## THE MAIN HOUSE

Formally part of the Chequers estate, North Park Lodge is a delightful and genuinely unique Grade II listed three bedroom Victorian lodge, set in beautiful gardens with a detached double carport and annexe. Falling within an Area of Outstanding Natural Beauty (AONB) in the Chiltern Hills offering amazing walking and cycling from the front door, including the Ridgeway National Trail only minutes away. Convenient access into Wendover, Princes Risborough and Great Missenden. Grade II listed North Park Lodge, constructed between 1836 and 1838 in his trademark Modern Gothic style by architect E B Lamb, whose other works most notably include Hughenden Manor for Benjamin Disraeli, and formed part of the Chequers estate, the Prime Minister's official country residence. In private ownership since the 1990's, this superb property has been meticulously modernised by the current owners offers both beautifully appointed accommodation over two floors whilst retaining a wealth of original features, charm and character. Entering the property via the the original brick and stone porch with its original front door you get a real sense of the historical provenance of this property.





The entrance hallway leads you through to the dining room which features a vaulted ceiling, fireplace with multifuel stove, windows on three sides overlooking the grounds and is open to the fabulous Martin Moore kitchen. Opposite the kitchen / diner you will find the well appointed sitting room with its large window to the far end, allowing light in abundance. Making your way further down the hallway you find the study/bedroom three, stairs to the first floor and the triple aspect living room with its fireplace and patio doors to the rear garden. There is also a downstairs cloakroom to finish off the ground floor. Rising to the first floor landing you find doors to the two spacious double bedrooms, one with built in wardrobes, and the principle bedroom features a vaulted ceiling. The landing in turn leads to a well fitted, contemporary style bathroom with marble accents throughout, double wash hand basins and window providing views over the front gardens and park land beyond.





## THE CARPORT / ANNEX

In addition to the lodge, there is a two story detached double carport and annexe of traditional timber construction with a tiled roof, featuring a large studio room on the first floor and a modern fitted shower room, ideal for guests or for working from home.







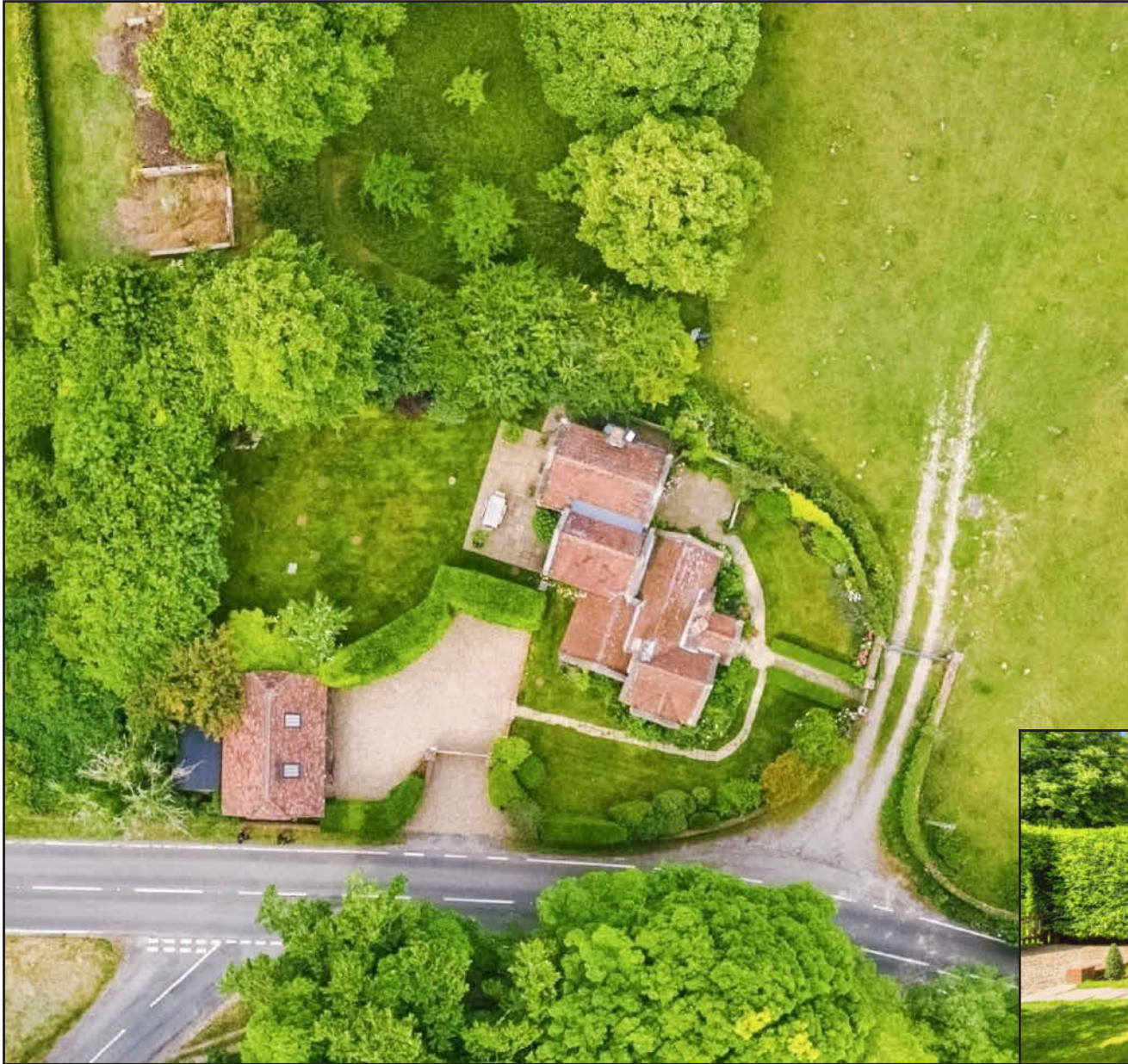
## OUTSIDE

Entering via the electric double gates, the large gravel drive provides parking for multiple vehicles and is bordered to the left by the large twin car port and annex above. The well tended grounds offer views over the adjoining parkland and have been beautifully landscaped and are a perfect extension of this one off, historical property. Well stocked flower borders to the front and side giving you both fragrance from the variety of rose bushes as

well as splashes of colour throughout cottage style grounds. To the far side you will find the private courtyard which also has a gate to the rear. The private formal gardens to the rear offer southerly facing lawns, a sun terrace, perfect for entertaining and a pergola to the far side.







## LOCATION

The surrounding countryside, including Coombe Hill with its famous monument, offers an array of picturesque walks such as The Ridgeway, while the nearby and very highly regarded Russell Arms, so named after the Russell family who were the owners of Chequers for much of the 18th and 19th centuries, provides convivial surroundings in which to enjoy an excellent meal or perhaps a pint of the award winning locally brewed ale. Butlers Cross is a popular and attractive village situated at the foot of the Chiltern Hills within the AONB about two miles from Wendover and four miles from Princes Risborough with a bus route passing through the village linking it with Aylesbury and Prince Risborough. The village also benefits from a well-regarded community/ village owned pub (The Russell Arms) within walking distance of the properties. There are many opportunities for recreation close to the village including Wendover Woods, Coombe Hill and Ellesborough Golf Club. Road access to London could either be via the A413 and M40 or the A41 and M1. Nearby Wendover is also an attractive thriving village and has a railway station which is on the Chilterns Railway Line providing commuter services to Marylebone in 45-50 minutes. It also offers good day to day shopping facilities and has a regular weekly market on Thursdays, a Health Centre, Dentists, Library, local coffee shops, pubs and restaurants.

## EDUCATION

Butlers Cross falls into the catchment area of the following schools, 5+ Great Kimble CE School and 7+ Monks Risborough CE Primary School. Upper School is the popular John Colet in Wendover, plus Aylesbury Grammar, High School and Sir Henry Floyd. There are also preparatory schools locally, with the Gateway in Great Missenden and Griffin House at Little Kimble.

## TENURE

Freehold

## SERVICES

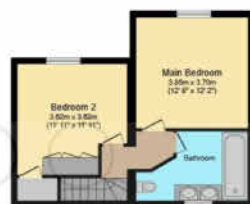
Mains Electricity, Water, Private Drainage, Oil-fired Heating and Superfast Fibre







Ground Floor



First Floor



Annex Ground Floor



Annex First Floor

Total floor area 216.3 m<sup>2</sup> (2,328 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)



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 The Property Ombudsman