



## High Meadow Farm

Chivery, Buckinghamshire HP23 6LD





## Room to live. A setting to love.

Set high within the sculptural contours of the Chiltern Hills, within an Area of Outstanding Natural Beauty, High Meadow Farm occupies a remarkable position, in more than 10 acres of gardens and open pasture, creating a sense of quiet seclusion without compromising proximity to well-connected towns nearby.

A long, tree-lined approach concludes at electric gates, opening to a generous courtyard and driveway creating a large parking area. The main house is thoughtfully positioned within its landscape, drawing light and far-reaching views across the surrounding countryside into its key living spaces.

Inside, the architecture speaks to volume, outlook and function. The entrance hall forms a central axis from which the principal reception rooms flow, each oriented to maximise connection with the gardens. At its heart, a triple-aspect kitchen and breakfast room is fitted with traditional cabinetry and integrated appliances, providing a social space with scale for relaxed dining. A utility room sits alongside, providing a discreet space for laundry and storage.

**Guide price:** £2,500,000  
**Tenure:** Freehold





Double doors from the hallway lead to a dramatic, part-vaulted drawing room. Anchored by a striking fireplace, this is a space designed equally for quiet evenings and sociable gatherings on a grand scale. Beyond lies the games room, complete with full-size snooker table and a bespoke bar – a clear invitation to host. A dining room, a dual-aspect sitting room with garden access, a dedicated study and a cloakroom with walk-in shower complete the ground floor arrangement.

The first floor accommodates five double bedrooms, each with built-in wardrobes. The principal suite is dual-aspect and voluminous, with a walk-through dressing room and a contemporary en suite, complete with twin basins and a large corner shower bringing both function and refinement. A family shower room and separate bathroom serve the remaining bedrooms. There is also a substantial loft, offering potential for further conversion, subject to the necessary consents.

The grounds have been curated to support both leisure and lifestyle. Beautiful, lawned gardens, framed by mature borders, open to an expansive terrace accessed via French doors from both the drawing room and sitting room – ideal for al fresco dining during the warmer months.

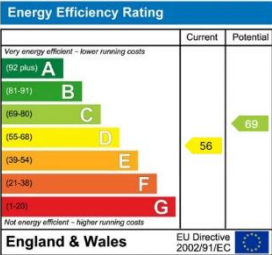
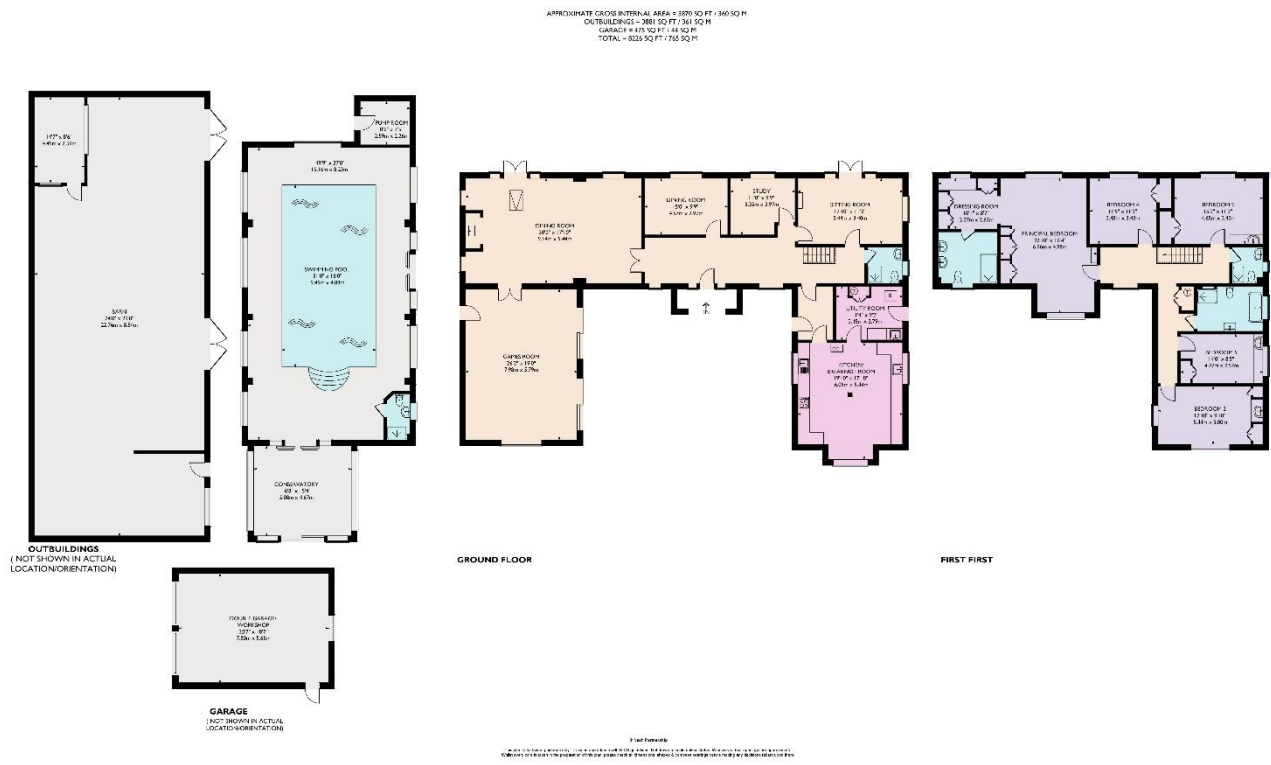
An internal courtyard links the games room to the kitchen wing, forming a tranquil, sheltered setting at the core of the house.

A private indoor swimming pool with adjacent garden room extends the leisure offering, complemented by a substantial outbuilding currently configured as garaging and workshop space. This structure presents scope for conversion, whether for an annexe, stabling or studio, subject to obtaining the necessary consents. A detached double garage provides further parking and storage.

The land, predominantly laid to pasture, includes a large field shelter – well suited for equestrian use – and a secure chicken run. For those seeking further acreage, a neighbouring parcel of woodland is available by separate negotiation.

High Meadow Farm is perfectly placed for rural living with modern connectivity. Wendover Woods and Chiltern Forest Golf Club lie nearby, with direct access to the commuter routes and rail links of Tring, Chesham and Wendover all within easy reach..





Council Tax Band: G

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