

# LONG ACRE

SANDPIT LANE, BLEDLOW, BUCKINGHAMSHIRE HP27 9QL



HAMNETT  
HAYWARD



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**A four bedroom detached family home with five reception rooms, double carport and breathtaking gardens located in a picturesque semi-rural setting**

Long Acre is a spacious detached family home originally constructed in the 1950's and extended in more recent years to now provide flexible accommodation located in the most enviable setting just off the popular Phoenix trail. With beautiful semi-rural views this well maintained home is set over two floors and includes a large kitchen/breakfast room fitted with an oak range of cabinets with granite worktops, recently installed Everhot oven and Fired Earth terracotta tiled floor, an elegant triple aspect sitting room with working fireplace, triple aspect family room with doors opening onto the terrace, a formal dining room and the advantage of two further reception rooms and further utility/boot room facilities.

On the first floor the master bedroom includes built-in wardrobes and a modern shower room with the remaining three bedrooms being served by a large modern bathroom suite with separate shower cubicle.

Outside and of particular note are the outstanding grounds and unique setting adjoining open farm and paddock land. On arrival, Long Acre is approached by a private 250' gravel driveway and large expanse of gardens laid mainly to lawn with mature trees and hedgerow. The main drive has parking for many vehicles and provides access to a modern cart-shed style double car port with power, light and EV car charger. The rear gardens are breathtaking having been beautifully landscaped and zoned into three areas. The main formal gardens directly behind the house include a large sunny terrace ideal for alfresco entertaining and feature deep well stocked herbaceous borders and many specimen trees including a large sycamore and pine. At the foot of the formal garden is an ornamental pond landscaped with large natural stones and evergreen shrubs which in turn, leads to a large kitchen garden with raised vegetable beds and a useful wood store. Finally, the gardens end with an enclosed orchard.

Long Acre offers a rare opportunity to acquire a five reception, four bedroom individual family home in breathtaking grounds and an idyllic setting.

“A SUBSTANTIAL MATURE FAMILY HOME SET IN EXCEPTIONAL LANDSCAPED GARDENS OF ABOUT 1.2 ACRES ADJOINING PADDOCKS AND OPEN FARMLAND”



## AT A GLANCE

- Individual mature family home with five receptions and four bedrooms
- Idyllic semi-rural setting adjoining farm/paddock land and the popular Phoenix trail
- Stunning grounds of about 1.2 acres including a 250' drive, formal garden, vegetable and orchard
- Double carport and further outbuildings
- Excellent road and rail communications





## SUMMARY

- Reception hall
- Cloakroom
- Sitting room with fireplace
- Dining room
- Family room stove
- Study
- Further small reception
- Kitchen/breakfast room with Everhot oven
- Large utility room
- Boot room
- Master bedroom with en-suite shower room
- Three further bedrooms
- Family bathroom
- Cart-shed style double carport with EV charger
- Wood store and further outbuildings
- Outstanding landscaped 1.2 acre grounds including a 250' gravel driveway approach, formal gardens with terrace, kitchen garden and orchard
- Beautiful semi-rural setting
- Immediate access to the popular Phoenix trail

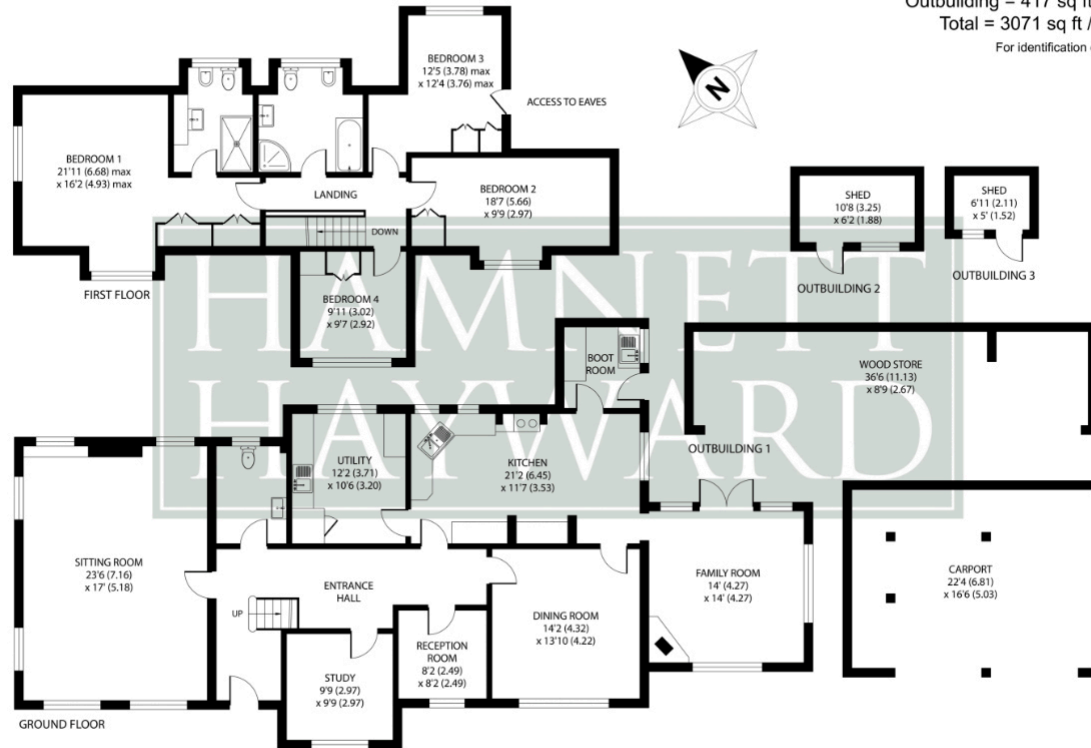
## Long Acre, Sandpit Lane, Bledlow, Princes Risborough, HP27

Approximate Area = 2654 sq ft / 246.5 sq m (excludes carport)

Outbuilding = 417 sq ft / 38.7 sq m

Total = 3071 sq ft / 285.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecorn 2024. Produced for Hamnett Hayward Ltd. REF: 1129550

## LOCATION

Bledlow lies at the foot of the Chiltern Hills and is surrounded by beautiful countryside and a network of footpaths and bridleways. The Phoenix Trail (a pedestrian and cycle nature trail) linking Thame and Princes Risborough is immediately accessible from the house.

Notable pub/restaurants in the area include The Lions of Bledlow and The Peacock at Henton. Princes Risborough (2.6 miles distant) offers a wide variety of shops on its traditional market town high street and the station provides rail access to London in approximately 40 minutes. Access to the M40 at junction 6 is 5.6 miles distant.

Buckinghamshire is renowned for its state (including grammar) and private schools; details may be obtained from the local authority.

**Education:** the nearby village of Longwick provides a highly regarded C of E primary school with the reputable preparatory school at nearby Ashfold School. Lord Williams's secondary school is located in nearby Thame and Princes Risborough has a secondary 'Academy school' - Grammar schools are also available in Aylesbury.

**Health:** both a health surgery and dentist practice is available in Chinnor.

Transport, in addition to the mainline station and excellent road network, a regular bus service is available in Chinnor, linking Thame, Oxford, Aylesbury & High Wycombe.

## ADDITIONAL INFORMATION

Services: Mains water and electricity with Klargester private drainage

Heating: Oil fired central heating to radiators

Energy Rating: Current D (55) Potential C (73)

Local Authority: Wtcombe District Council

Postcode: HP27 9QL

Council Tax Band: G



HAMNETT HAYWARD

42 Upper High Street, Thame, Oxfordshire OX9 2DW

Tel: 01844 215371

Email: [thame@hamnetthayward.co.uk](mailto:thame@hamnetthayward.co.uk)