



## HIGH POINT



Upper Icknield Way, Bledlow, Buckinghamshire





# A CONTEMPORARY FIVE/SIX BEDROOM COUNTRY HOME

High Point is a stunning, contemporary home on The Ridgeway, an ancient trackway, set high on the Chiltern escarpment with unrivalled panoramic views in approximately 2.17 acres.

			EPC
5-6	6	3	TBC

Local Authority: Buckinghamshire County Council  
Council Tax band: G  
Services: Mains electricity, bore hole water, air source heating and private drainage  
Tenure: Freehold  
What3Words: ///splendid.chap.lunges



# LOCATION

High Point sits in the woods above Bledlow, a pretty Buckinghamshire village benefitting from a beautiful 12th century Church, historic Manor House, village pub and active cricket club. Being made up of an eclectic mix of period cottages and larger homes, the village is surrounded by beautiful Chiltern countryside. There are many walks and bridleways close by including both The Phoenix Trail and The Ridgeway.

The market town of Princes Risborough, 2 miles away, offers a good range of shops and supermarkets along with a mainline railway station (trains to London Marylebone taking from 35 minutes). There is a fitness centre and swimming pool along with tennis, cricket and bowls clubs. Bledlow lies within the Buckinghamshire Grammar School area with highly regarded schools for both boys and girls.

High Point is a contemporary residence crafted to the highest standards, nestled within a woodland landscape that offers unparalleled panoramic views. Located on The Ridgeway, an ancient trackway dating back over 4,000 years, the property lies within an Area of Outstanding Natural Beauty (AONB). This section of The Ridgeway is closed to passing traffic, ensuring a tranquil environment.

The surrounding area boasts some of the most picturesque countryside in the Chiltern Hills, making it ideal for various outdoor activities such as walking, riding, or mountain biking—catering to a range of preferences.

- Distances:
- Bledlow 1 mile
  - Chinnor 2.5 miles
  - Princes Risborough 4 miles
  - London Marylebone 41 minutes
  - M40 (J6) 8 miles
  - London Heathrow 29 miles
  - Central London 41 miles
- (All distances and times are approximate)







## HIGH POINT

High Point is a contemporary residence meticulously crafted to the highest standards, harmoniously blending with its woodland surroundings to offer unparalleled panoramic views. The architectural design employs black elm timber to provide a sense of solidity, contrasting beautifully with expansive glass elements that frame the natural landscape. Traditional craftsmanship is evident in details such as hand-struck steel nails used in the exquisite elm cladding, paying homage to the surrounding woodland setting.

The layout of the accommodation is shown in the enclosed floorplans. On the lower ground, the building incorporates a spectacular living room with dual side bi-folding doors that open onto the lower hot tub terrace, to beautifully combine the inside/outside potential for perfect entertaining. There is also a large bedroom with en suite, media room and second kitchen.



On the ground floor, the main living area is completely open plan and incorporates a large sitting area with open fireplace and a feature stone shelf and wall, a classic Bulthaup kitchen with Gaggenau appliances and a dining area with wide access to the top terrace. Beyond the dining area is a study with its abstract bookcase and access to the side terrace. The crowning element of this part of the building is the vast roof terrace, open only to the view. There is also a bedroom suite on this floor.

The principal bedroom suite and two further bedrooms, each with an en suite, are on the first floor, all with far reaching views over the vale below.

All lighting in the house is controlled by a Lutron system with Deltalight fittings. The house also benefits from high-speed broadband, a water softener and the first floor bedrooms have air conditioning, with the whole house serviced by an MVHR system. Further information on the high specification of the house can be obtained from the vendors' agents.









# SPECIFICATION LIST

**External Finishes:**

- Welsh slate roof tiles
- British elm cladding with handstruck iron nails
- Cast Iron rainwater goods
- Handcrafted local red bricks
- York stone paving
- Granite cobbles driveway
- Bespoke British oak doors, decking and joinery elements
- Handmade cedar barrel hot tub and cladding
- Premier aluminium glazing

**Internal Finishes:**

- Prime European oak engineered flooring
- Bespoke beech doors, wardrobes and cabinets throughout
- Custom made black granite and cast-iron fire surround
- Silestone/Quarts worktops
- Bespoke oak staircases with frameless glass guarding
- Extra-large format porcelain cladding in the bathrooms
- Hansgrohe Axor mixers and taps
- Duravit sanitaryware
- Bespoke shower enclosures

**Equipment:**

- Ultrafast internet connection
- Deltalight light fittings
- Bespoke Lutron Homeworks lighting control system
- Premier security system with remote monitoring and access
- Commercial grade fire alarm Installation which is Interlinked with the security system
- HD CCTV system which can be accessed remotely
- Water supply borehole with filtration system and booster set
- Mitsubishi air source heat pumps heating and hot water system
- Underfloor heating throughout with multizone controls
- Heat recovery ventilation system
- Custom-made Kalfire closed fireplace with balanced flue
- Bulthaup kitchen with Gaggenau appliances and drinking water purification system
- Separate service kitchen/utility on the lower ground level
- Fully equipped kitchenette in the office/annex space above the garage
- Audio video cabling throughout with centralised hub
- Data cabling throughout
- Audio video door entry system
- Fully automated entrance gate and garage doors
- Riviera Hot Tub
- Heated driveway with automatic frost protection
- Kingspan Bio Disc wastewater treatment system
- Automated rainwater harvesting and irrigation system





## GARDENS AND GROUNDS

Inspired by Japanese garden principles, the garden seamlessly integrates with the landscape, embracing the concept of shakkei or “borrowed scenery.” This technique incorporates elements from the surrounding environment—such as distant trees, hills, or structures—into the garden’s design, creating a harmonious blend between the man-made and natural worlds.

The upper terrace features sawn York stone paving, leading down a similarly adorned staircase to the hot tub area, which is complemented by aromatic lavender plantings. This thoughtful design invites relaxation and reflection, and the opportunity to be immersed in the tranquil beauty of the natural surroundings.

The annexe, above the garage has its own kitchen and en suite bathroom, and a magnificent viewing deck. This level can be used either as a separate apartment or home office. The garage area below has a separate workshop and washroom facility for outside staff. The property benefits from a natural water supply from a bore hole.













Approximate Gross Internal Area  
Main House = 370 sq m / 3,982 sq ft  
Annexe = 47 sq m / 505 sq ft  
Garage and Store = 48 sq m / 516 sq ft  
Outbuilding = 17 sq m / 182 sq ft  
Total Area = 482 sq m / 5,185 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



We would be delighted  
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