



## UPPER NORTH DEAN FARM

North Dean, High Wycombe, Buckinghamshire



UPPER NORTH DEAN FARM IS A WONDERFUL  
GRADE II LISTED HOME WITH EXTENSIVE  
OUTBUILDINGS AND GROUNDS OF  
APPROXIMATELY 25 ACRES SITUATED IN  
A LOVELY CHILTERN VILLAGE.

Situated in the peaceful hamlet of North Dean with wonderful views down the valley over your own land and beyond.

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Local Authority: Buckinghamshire County Council

Council Tax Band: H

Services: Mains electricity, water, oil fired central heating and mains drainage

Tenure: Freehold

Postcode: HP14 4NJ

## LOCATION

Upper North Dean Farm is situated in the peaceful hamlet of North Dean, with wonderful views down the valley over your own land and beyond. The house is conveniently located within easy commuting distance of London, Oxford and the Thames Valley. Fast trains are available from High Wycombe into London Marylebone taking about 28 minutes and the M40 (J4) is around 5 miles away. Great Missenden, around 5.9 miles away and Princes Risborough, around 5.4 miles, provide a comprehensive range of shops and restaurants, with the nearby villages of Speen, Bryant's Bottom, Hughenden and Great Hampden all offering well-regarded public houses, along with sporting facilities including cricket and tennis clubs. Surrounded by Chiltern countryside, the property is situated in a Green Belt location in an Area of Outstanding Natural Beauty offering beautiful walks and rides across an extensive network of footpaths and bridleways.

The nearest town centre of High Wycombe being 3.5 miles away offers an extensive range of shops, larger supermarkets and smaller boutique shops in the well-regarded Eden Centre, which also benefits from a small theatre and two multi-screen cinemas.

The county of Buckinghamshire is renowned for its high standard of education with the area being served by a good number of state and independent schools catering for girls and boys of all ages including Wycombe Abbey, Godstowe Prep, Pipers Corner, Royal Grammar School and Wycombe High School.

High Wycombe 3.5 miles (London Marylebone 28 minutes)

Great Missenden 5 miles

M40 (J4) 5 miles

Beaconsfield 9 miles

Aylesbury 12 miles

London Heathrow Airport 23 miles

Oxford 26.5 miles

Central London 35.5 miles

(Distances and time approximate)



## UPPER NORTH DEAN FARM

A very attractive Grade II Listed farm, barn and associated buildings, dating back in part to the 17th century with an 1840 extension and further 20th century additions. The accommodation is as shown in the floor plans.

The main house approached through the welcoming reception hall has on the ground floor a lovely sitting room with log burner, beamed dining room with open fire, cloakroom, kitchen/breakfast room, utility room, shower room and stunning barn/games room with double height vaulted ceiling and mezzanine over.

The first floor offers 5 bedrooms and 2 bathrooms.





## GARDENS AND GROUNDS

Extending in total to around 25 acres, Upper North Dean Farm sits at the southern end of its land with views to the rear over the gardens and paddocks beyond. There is an attractive terrace with pergola over immediately adjacent to the house in turn leading to the lawned gardens with mature trees, shrub beds and swimming pool with paved surround. Beyond the gardens are three fenced paddocks totaling around 9 acres which in turn lead to 15 acres of woodland.



Approximate Gross Internal Area  
 Main House = 443.4 sq m / 4,772 sq ft  
 Outbuildings = 509.7 sq m / 5,486 sq ft  
 Total = 953.1 sq m / 10,258 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  
to tell you more.

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