



Askett Lodge, Aylesbury Road, Askett, Princes Risborough, Buckinghamshire, HP27 9LY

Guide Price £1,499,000

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Owned by the same family for more than 50 years, this handsome residence sits at the heart of Askett at the foot of the Chilterns, its 1850s symmetrical façade framed by mature, established gardens. Offering nearly 3,300 sq ft of characterful accommodation, along with garaging and outbuildings, it blends generous space with classic period charm. Just a mile from the station with direct trains into London, the house combines an easy country lifestyle with excellent connectivity, its proportions and handsome brick-and-flint frontage giving it a timeless presence.

Entrance Hall | 4 Reception Rooms | Kitchen & Breakfast Room | Cellar | 5 Spacious Bedrooms | 2 Bathrooms | Garage & Carport | Further Outbuildings | Courtyard | Attractive Gardens & Grounds of approx. 1.36 acres | REF: KB-1250

THE PROPERTY: The accommodation flows beautifully, designed for both entertaining and relaxed family living. A handsome entrance opens into a vaulted reception hall, leading through to the kitchen and breakfast area which connects seamlessly with the sitting and dining spaces, the true heart of the home. The kitchen overlooks the courtyard and features handmade cabinetry and a full-size gas Aga, while French doors from the dining room open onto the garden. The sitting room is an elegant, sociable space with dual-aspect windows and an open fireplace framed by its original Victorian surround.

Beyond, a cosy snug with a central fireplace offers the perfect retreat, while a further reception room to the front makes an ideal family room with views across the wildflower meadow. A quietly positioned study sits just off this space. Upstairs, five bedrooms and two bathrooms enjoy garden views, period detailing and heritage finishes, with one bedroom currently used as a study.





OUTSIDE: The setting of Askett Lodge is as charming as the house itself, approached via a long private driveway bordered by a wildflower meadow and orchard. The gardens extend to around 1.36 acres and include sweeping lawns, a grass tennis court and a wonderful variety of mature trees and wide herbaceous borders. A productive kitchen garden sits to one side, complete with raised beds, fruit cages and an orchard of apple, plum and pear trees. The Victorian greenhouse, with its original ironmongery and heating ducts, is a standout feature, while a long box hedge divides the grounds into classic parterre-style garden rooms with espaliered trees. Several seating areas are positioned to follow the sun throughout the day, including a sheltered east-facing terrace. An original well and a coach house with two stables and an attached store add further character. The property benefits from both pedestrian and gated vehicular access.



SITUATION: Askett is a small, picturesque hamlet set within an Area of Outstanding Natural Beauty on the edge of the Chilterns, surrounded by rolling countryside, bridleways and footpaths. The Three Crowns pub sits at the heart of the hamlet, with Whiteleaf Golf Club close by, and miles of walking routes including the Ridgeway, Midshires Way and Buckinghamshire Way. Nearby Monks Risborough and Princes Risborough offer day-to-day amenities, with a range of shops, cafés, restaurants, churches, a library and a mainline station providing services to London Marylebone and Birmingham.

Buckinghamshire is renowned for its excellent schooling, with grammar options including the Royal Grammar School and Wycombe High School in High Wycombe, and Aylesbury Grammar and Aylesbury High School. Independent schools in the area include The Berkhamsted Schools, The Griffin, The Beacon, The Gateway, Pipers Corner, Godstowe and Wycombe Abbey, alongside well-regarded nursery and primary schools in Princes Risborough.

TENURE: Freehold

LOCAL AUTHORITY: Buckinghamshire Council

SERVICES: Mains gas, electric, water and drainage

COUNCIL TAX: BAND H

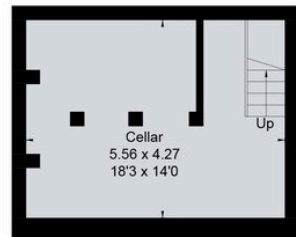
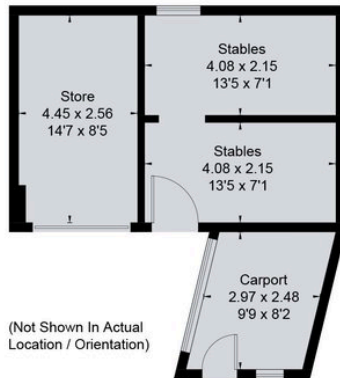
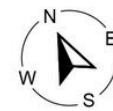
EPC RATING: E

DIRECTIONS: what3words: ///
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FOR ENQUIRIES QUOTE REF: KB-1250



Approximate Floor Area = 269.0 sq m / 2895 sq ft
 Garage = 11.3 sq m / 122 sq ft
 Outbuildings = 26.1 sq m / 281 sq ft
 Total = 306.4 sq m / 3298 sq ft



Basement



Ground Floor



First Floor



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.
 All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #91284