



FELTON

Chinnor Road, Bledlow Ridge, Buckinghamshire



A DELIGHTFUL FAMILY HOME WITH OUTSTANDING COUNTRYSIDE VIEWS

Set within attractive, well maintained gardens with extraordinary views beyond, Felton is a good sized, 5 bedroom village home.



5



2



3

EPC

D

Local Authority: Buckinghamshire County Council

Council Tax band: G

Tenure: Freehold

Services: Mains electricity, gas, water, and drainage



FELTON

Built in the 1930s, this striking reed-thatched period home combines timeless character with well-balanced accommodation arranged over three floors. The roof was comprehensively re-ridged in 2023, reflecting careful ongoing maintenance of the property.

A covered entrance porch leads into a welcoming reception hall, from which all principal ground-floor rooms are accessed. The impressive L-shaped sitting room lies to the left and enjoys a dual aspect with a desirable south-westerly outlook. This space is bathed in natural light, enhanced by two elegant bay windows flanking fitted bookcases, and a door opening directly onto the terrace and gardens, where far-reaching views over rolling countryside can be enjoyed. Featuring engineered wood flooring, a working fireplace, and distinct seating areas, it is equally suited to entertaining in summer or relaxing in winter. A discreet study area is set neatly into one corner.

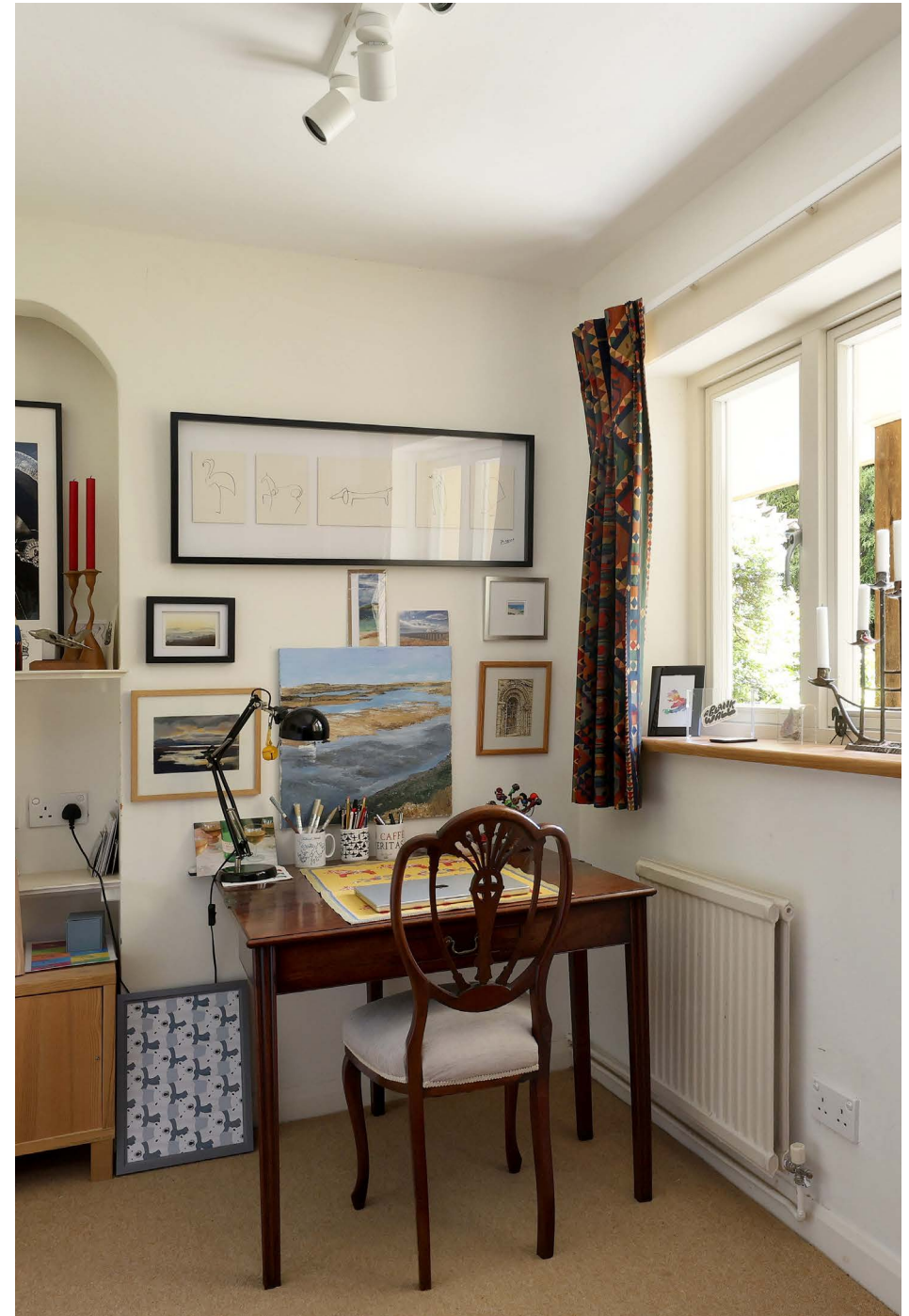




FELTON CONTINUED

The kitchen/breakfast room is both stylish and practical, also taking full advantage of the surrounding views via French doors leading to the terrace. It is well-equipped with integrated appliances, including a double oven and dishwasher, and provides ample space for both dining and informal seating—ideal for modern family life and entertaining alike. Adjacent to the kitchen is a generously sized playroom/family room, which in turn leads to a utility/boot room with external access. The garage is currently arranged as a gym, with an adjoining workshop offering further versatility. A second study or music room, along with a cloakroom and additional porch, complete the ground floor.

The upper floors provide well-balanced bedroom accommodation. On the first floor, the principal bedroom enjoys a dual aspect, fitted wardrobes, and a spacious en suite bathroom. Two further bedrooms are also located on this floor, served by a family bathroom. The second floor comprises two additional bedrooms, along with useful loft storage space.







LOCATION

Bledlow Ridge is a popular Buckinghamshire village located in an Area of Outstanding Natural Beauty in an elevated position within the Chiltern Hills.. The village benefits from a well-regarded Church of England first school, village shop and public house.

The larger centres of Princes Risborough and High Wycombe are approximately 5 miles and 5.5 miles distant respectively, giving a much wider variety of shopping and public facilities, with Oxford only 22 miles to the west along the M40. The M40 can be reached at either Junction 5 (approximately 7.5 miles) or Junction 4, (approximately 6 miles) and the railway at Princes Risborough offers a regular service into London Marylebone with alternative services available at both High Wycombe and Saunderton. Buckinghamshire is renowned for its high standard of education, the area being served by a good number of state and independent schools, catering for girls and boys of all ages.

Recreational and sports facilities in the area include golf at Whiteleaf, Ellesborough, Saunderton and Thame, tennis at Princes Risborough and Bledlow Ridge, cricket clubs at Bledlow Ridge, Bledlow village and Horsenden and polo at West Wycombe.







GARDENS & GROUNDS

The property is approached from the highway via a generous gravel driveway, providing ample parking for multiple vehicles. The well-established gardens lie predominantly to the rear of the house and are beautifully screened by mature hedging, offering a high degree of privacy. Immediately adjoining the house is a substantial paved terrace, bordered by established shrub beds and yew hedging—an ideal space for outdoor dining and entertaining.

Steps descend from the terrace to expansive lawns, enclosed by mature trees and hedging, and perfectly positioned to take full advantage of the far-reaching countryside views beyond. Within the curtilage, there is also a stable, adding further interest and versatility to the grounds.



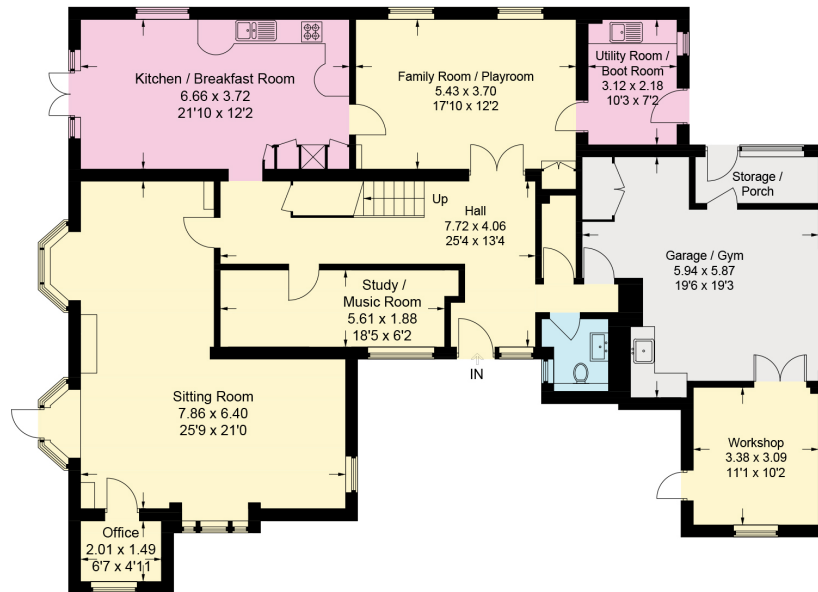


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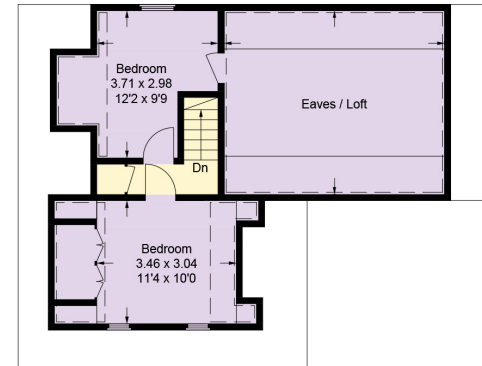
Approximate Gross Internal Area = 291 sq m / 3,132 sq ft
(Excluding Eaves / Loft)



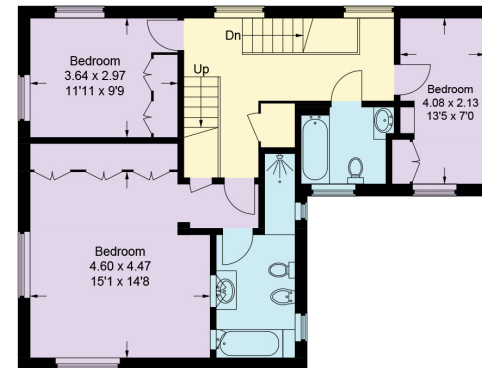
⬜ = Reduced headroom below 1.5m / 5'0"



Ground Floor



Second Floor



First Floor

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.

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