



COURNS WOOD HOUSE  
Clappins Lane, North Dean



## AN ATTRACTIVE COUNTRY ESTATE COMPRISING 4 INDIVIDUAL PROPERTIES IN A WOODLAND SETTING OF AROUND 10 ACRES.

A secure, gated country estate offering extensive accommodation across 4 properties,  
with office space and a heated indoor pool.

**Cournswood House** | 5,665 sq ft | 6 beds | 4 baths | 4 receps

**Cournswood Cottage** | 2,123 sq ft | 3 beds | 2 baths | 4 receps

**Dell Cottage** | 1,166 sq ft | 3 beds | 3 baths | 1 receps

**Orchard Cottage** | 2,961 sq ft | 2 beds | 1 baths | 2 receps/offices

Gardens and woodland extending to 10 acres

Extensive range of garages and outbuildings

Tenure: Freehold

Local Authority: Buckinghamshire County Council

Council Tax band: Cournswood House H | Cournswood Cottage F

EPC Ratings: Cournswood House - E | Cournswood Cottage - E | Dell Cottage - E

Services: Mains and bore hole water, oil fired and electric heating, private drainage

## LOCATION

Corns Wood House is set off a quiet country lane between the villages of North Dean and Naphill. The area is surrounded by beautiful Chiltern countryside and is within easy reach of local amenities in Naphill and more extensive facilities in the nearby town of High Wycombe.

Buckinghamshire is renowned for its schooling and offers an excellent selection of independent and state schools for both boys and girls.

Local walking and riding along the extensive footpaths and bridleways throughout the Chilterns.

High Wycombe 4 miles

Oxford 30 miles

Beaconsfield 10 mile

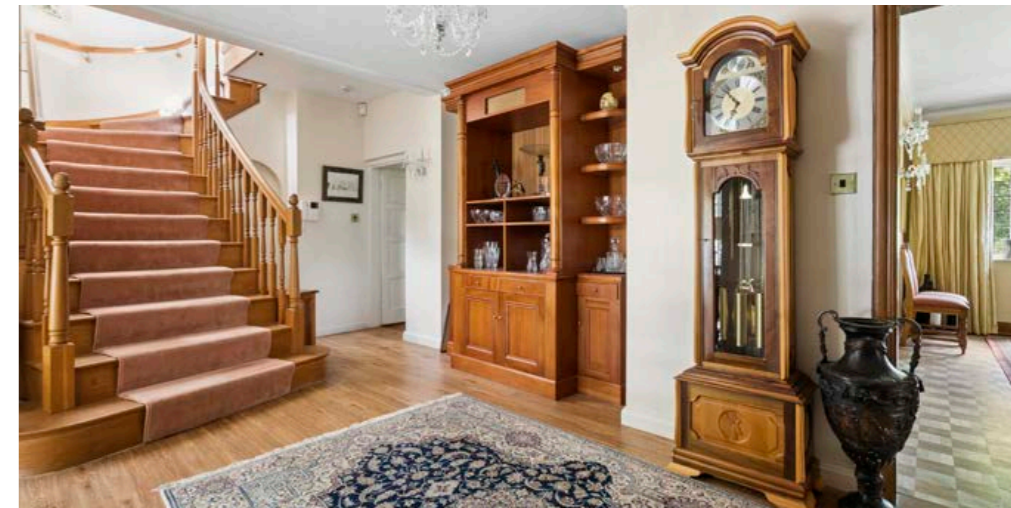
London 40 mile

M40 (J4) 6 miles

High Wycombe (trains to Marylebone from 27 mins)

Heathrow 24 miles

(Distances and times approximate.)



## COURNS WOOD HOUSE

A wonderful private estate situated in attractive woodland in the Chilterns. The extensive accommodation is as shown in the enclosed floor plans. The long sweeping driveway leads through the woods passing Corns Wood Cottage and Orchard Cottage before arriving at Corns Wood House, beyond which the driveway continues to Dell Cottage.

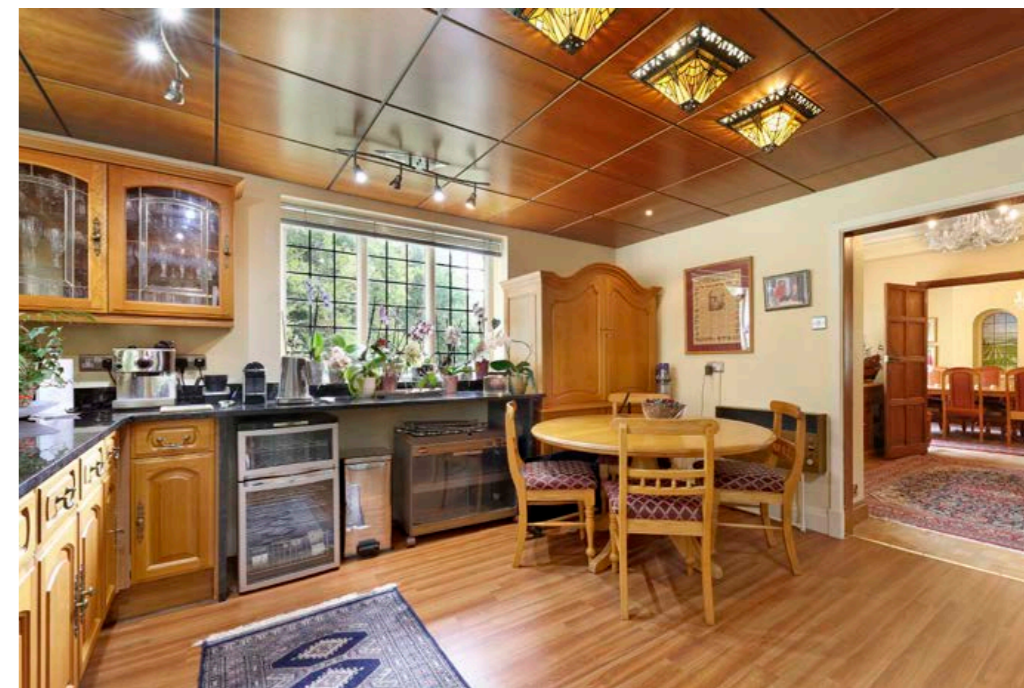
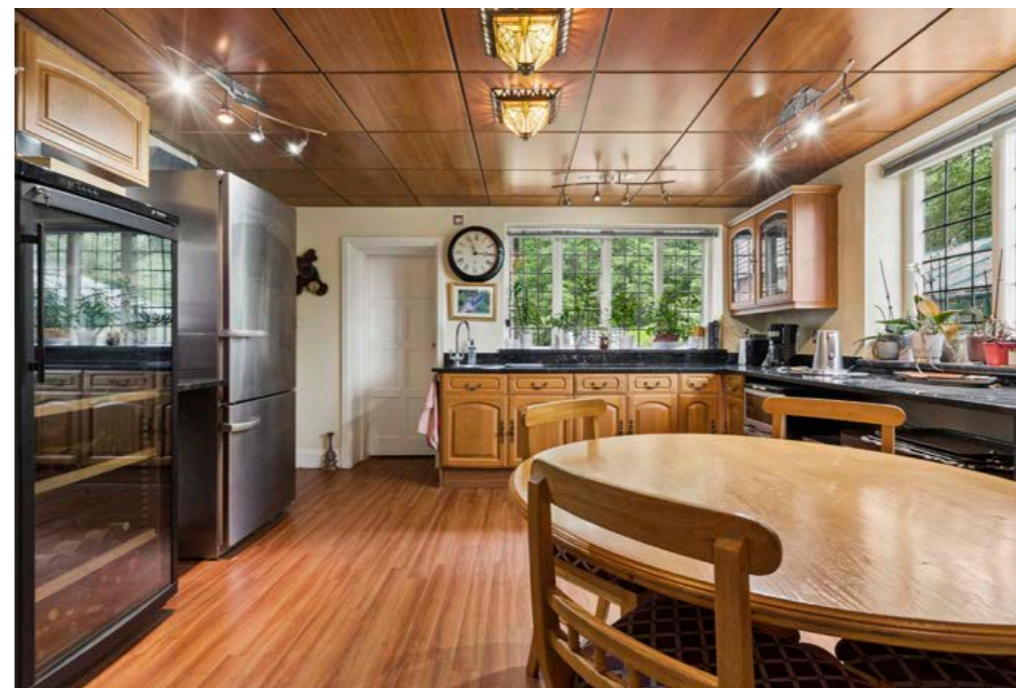
The main house is a handsome home with views over the gardens and woodlands, it boasts 6 bedrooms and associated bathrooms to the first floor. The ground floor approached through a welcoming reception hall has a triple aspect drawing room, dining room, serving room, breakfast room, kitchen, library and gym.

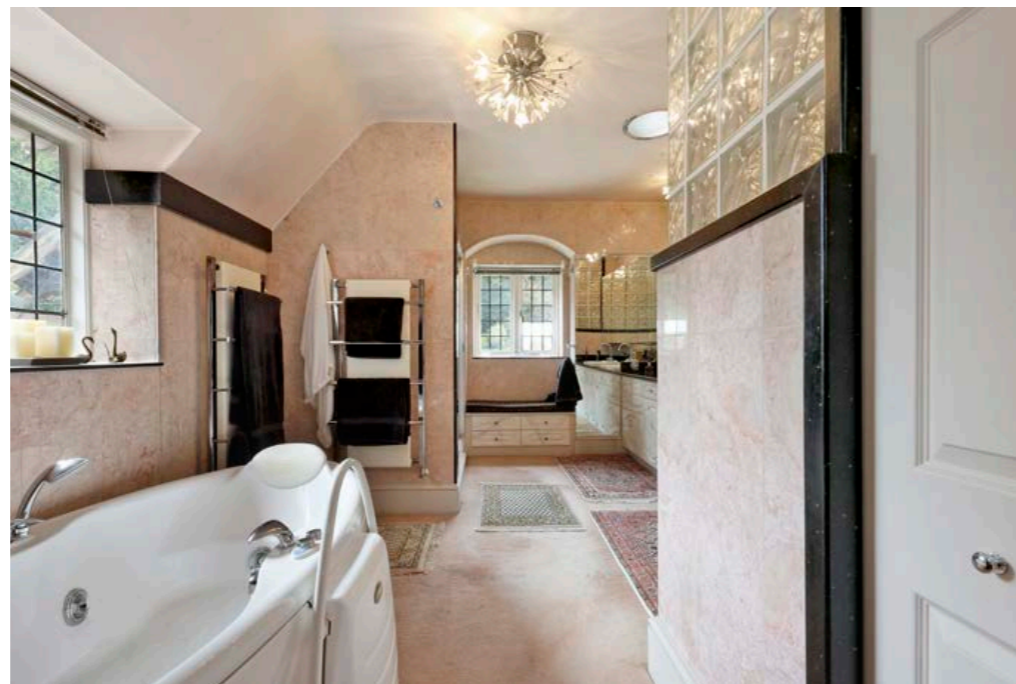
Corns Wood Cottage offers 4 bedrooms (1 with ensuite) and a family bathroom. There are 3 receptions, a kitchen and wine cellar.

Dell Cottage offers lovely views over the lakes and gardens and has 3 bedrooms each with ensuite, open plan living space and a kitchen.

Orchard Cottage currently used as office space and attached annexe offers 2 large reception rooms, kitchen, 2 bedrooms and cloakrooms/shower rooms.









## GARDENS AND WOODLAND

Approached from the lane through electronically operated gates the driveway sweeps through the woodland and to the properties. The gardens are principally around Courns Wood House with stone terraces overlooking the lakes (connected by a small stream) and orchard. There is a glass house with a rose garden and seating area. The remaining gardens are predominantly south facing and include two double garages, various outhouses, workshops and storerooms.



Approximate Gross Internal Area  
 Courns Wood House = 526.3 sq m / 5,665 sq ft  
 Courns Wood Cottage = 197.3 sq m / 2,123 sq ft  
 Dell cottage = 108.3 sq m / 1,166 sq ft  
 Orchard Cottage = 275.1 sq m / 2,961 sq ft  
 Outbuildings = 335.9 sq m / 3,615 sq ft  
**Total 1,442.9 sq m / 15,530 sq ft (Excluding Carport)**

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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