



BOTANY HOUSE

Wheeler End, Buckinghamshire, HP14



AN EXCEPTIONAL FAMILY HOME IN AN IDYLIC VILLAGE LOCATION

An exceptional blend of old and new, with an opportunity for multi-generational living. This four/five bedroom home is well positioned for local schooling and has lovely views across fields.

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Local Authority: Buckinghamshire Council / Council Tax Band: G
Services: Mains water, electricity and drainage. Oil fired gas & air source heat pump.
Tenure: Freehold



BOTANY HOUSE

Botany House is a very attractive village home originally built as one house in the 1860's and split into two in the middle part of the last century. The current owners purchased the house and then added Flint House in 2003, returning it to one large family home. From the library/reception room there is access to the stunning orangery/kitchen, constructed by David Salisbury in 2017. This is the heart of this family home with a glass vaulted ceiling and plenty of space to entertain. The kitchen is fitted with beautiful cabinetry with composite stone worktops and integrated Siemens appliances including an induction hob, two ovens and warming drawers. There is a pull-out larder, a double butlers sink with a Perrin and Rowe boiling water tap and a dishwasher, along with the original bread oven (which now houses a fitted cupboard with the restored bread oven door) which was used to bake the bread for the local village.





BOTANY HOUSE CONTINUED...

There is a large central island with breakfast bar seating, a wine fridge, along with a pop-up unit providing mains and USB power. Double doors and windows to each side open out to the patio. Off the kitchen is the laundry/utility room with space for white goods, additional cupboards and a Rayburn. There is underfloor heating throughout the kitchen/orangery, laundry, library and w.c.

The inner hall leads to the sitting room which has two large sash windows with lovely views across Wheeler End Common and an open fireplace. A door leads through to the fifth bedroom/office which also has a bay window looking over the common and a fireplace. These rooms could be used to offer multi-generational, separate living accommodation, if desired. An external door leads out to the car-port/bakers yard to the rear of the house. Off the inner hall is a newly fitted cloakroom and boiler room beyond and under the stairs in the main reception hall, a brick staircase gives access to a substantial dry-lined cellar, with a second unlined cellar currently accessed from outside.

Immediately to the right of the reception hall is the formal dining room with a large bay window, open fireplace, original high skirting boards, ornate ceiling rose and French doors opening to the garden.



UPSTAIRS, GARDENS & GROUNDS

The principal bedroom has an open fireplace and windows overlooking the countryside. There are three further double bedrooms, an office/gallery and two recently refurbished family bathrooms, one with a wet room and the other with a large double-ended Bette bath and walk-in shower.

A first floor store room is accessed via the stairs from the car-port and this offers potential to create a further bedroom, annexe accommodation or an en suite dressing room and a bathroom for the principal bedroom.

The gravel driveway has parking for a number of cars and is bordered by brick and flint walls. Steps go up the garden and a pathway leads to the front door. An iron pedestrian gate set into the garden wall provides alternative access.

The garden faces south-west and is mainly laid to lawn with mature flower and shrub beds and borders. To the rear of the orangery/kitchen is a courtyard which leads to the car-port, upstairs storage and an outbuilding.





Approximate Area = 302.9 sq m / 3260 sq ft
Office = 35.2 sq m / 379 sq ft
Cellar = 40.1 sq m / 432 sq ft
Outbuilding = 19.9 sq m / 214 sq ft
Total = 398.1 sq m / 4285 sq ft
Including Limited Use Area (1.2 sq m / 13 sq ft)
For identification only. Not to scale.
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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. (ID767266)

We would be delighted
to tell you more.

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