

Hamptons

INTERNATIONAL



Arrewig Lane, Chesham, HP5

4  2  3 

GUIDE PRICE

£1,980,000

(£1,975,000)

Property details






Key features

- Equestrian property with outbuildings
- Large gardens and paddock
- Total plot measuring a fraction of an acre
- Four bedrooms
- South-westerly facing gardens
- Beautiful countryside views
- Magnificent state-of-the-art open-plan living area
- Underfloor heating to much of the ground floor
- Garage.

Attributes

 Equestrian facilities

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Description

Located in a beautiful spot near the hamlets of Swan Bottom and St Leonards, the original parts of this property were built in the early 19th century and subsequently extended to adapt to 21st century living and make the most of its splendid position and magnificent views. Set back from the country lane, entrance to the house is via an oak floored reception hall off which the principal reception rooms are located. To the left, the 23 ft x 18 ft drawing room has a south-westerly aspect and a large bay window as well as French doors opening to the garden at the rear of the house. Exposed beams and a wood-burning stove make this a perfect space for entertaining, winter and summer alike. The other reception rooms open from the opposite side of the hall with the 21 ft x 17 ft recently constructed kitchen/dining room acting as the hub of the house. Sliding doors open fully on two sides of the room creating a wonderful sense of space and light. There is a walk-in larder and appliances include an electric Aga, a Neff hob and dishwasher as well as a wine fridge. The boot room and utility room lie beyond. Flooring is natural stone in these rooms as well as in the kitchen/dining room. The study and family room are in the oldest part of the house, overlooking the area of garden to the front. The cloakroom completes the ground floor accommodation. Rising to the first floor and galleried landing, there are four bedrooms, all of which enjoy beautiful views across the fields to the front and rear of the house. The principal bedroom is dual aspect with a range of fitted wardrobes and bathroom adjacent. The remaining three bedrooms are served by the family bathroom. Both bathrooms have underfloor heating. Drop-down ladders provide access to the part-boarded lofts. Outside Set in a plot of 6.98 acres, this is an equestrian property located on a quiet country lane. There are two separate drives on the property and to the front of the house there is an area of lawn interspersed with a few shrubs. Additionally, there is double-gated access to the rear where the stable block serves as an extremely useful outbuilding. It comprises two stables, a tack room, large storage area, a garage and an office/gym. There is also another separate stable. The gardens are delightful, largely laid to lawn with a centrally located pond. The paddocks which provide both flat and sloping grazing are adjoined to the property and lie to the east and south-east of the property, stretching towards the valley. Situation Located in a beautifully rural spot approximately midway between the three small towns of Wendover, Chesham and Great Missenden, all of which cater for day-to-day shopping requirements. The nearest hamlets are Swan Bottom and St Leonards and there is an extensive network of public footpaths through woodland and open fields. The Metropolitan tube line runs through Chesham and both Wendover and Great Missenden offer a train service into Marylebone (approximately 52 minutes and 48 minutes respectively). Nearby pubs offering food include the Full Moon at Hawridge and the White Lion in St Leonards. Buckinghamshire is renowned for its very high standard of schooling (state and private), details of which may be obtained from the local authority. Property Ref Number: HAM-0433



















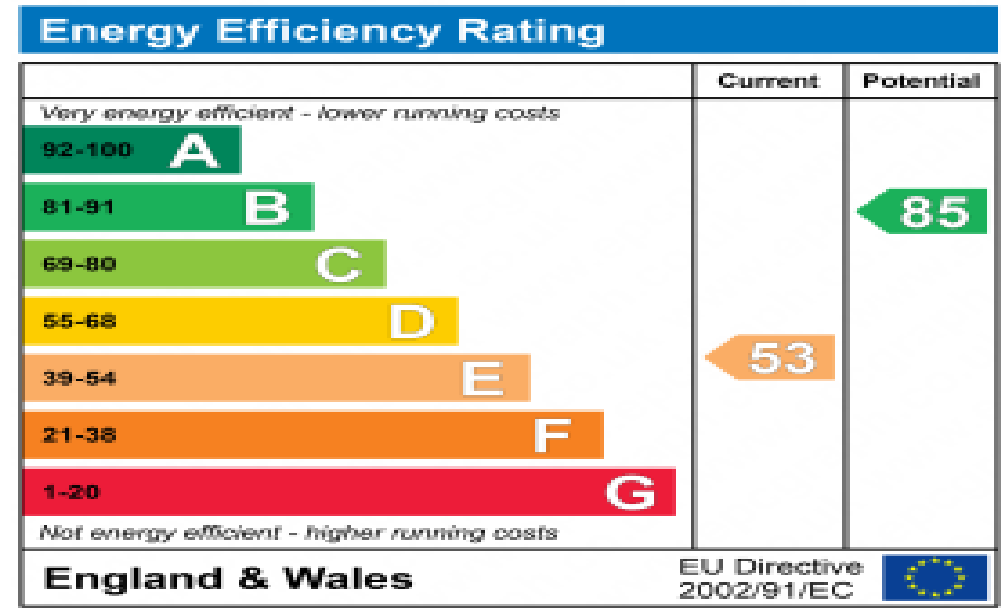








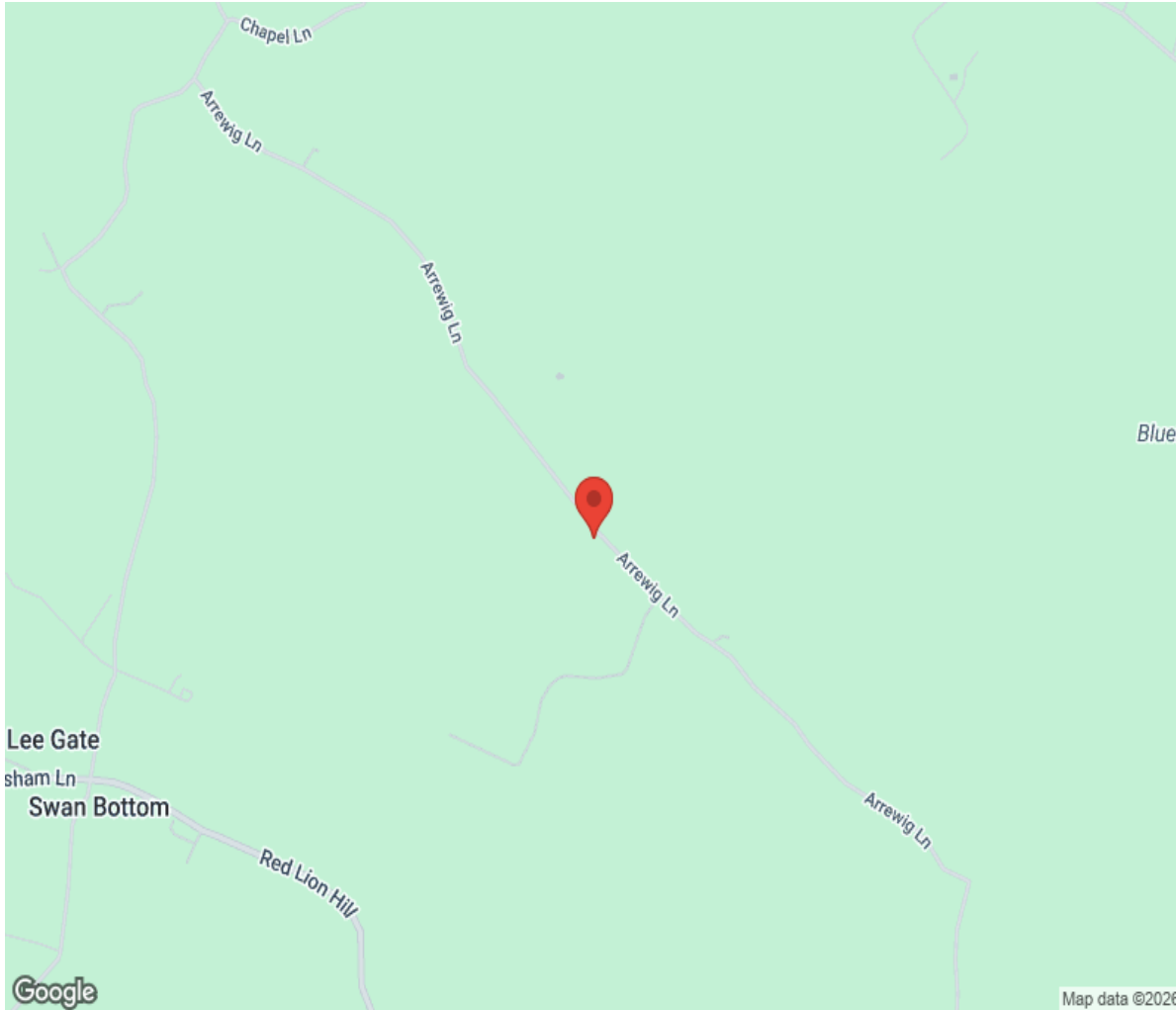




Floor plan



Location



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