

Hamptons

INTERNATIONAL

Peppetts Farm, Bellingdon, HP5

6  4  3 

GUIDE PRICE

£1,400,000

(£1,400,000)

Property details



Key features

- **Reception Hall**
- **Kitchen**
- **Dining Room**
- **Sitting Room**
- **Snug**
- **Study**
- **Laundry Room**
- **Boot Room**
- **Principal Bedroom with En Suite Ba**
- **Guest Bedroom with En Suite Show**

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Description

A generously proportioned family house situated in a well-connected setting convenient for road, rail and tube travel in the Chiltern Hills AONB. In a fantastic position for road and rail travel, this detached house has been a much-loved family home for almost two decades and in that time has been fully updated by the vendor. The property has a substantial footprint of more than 3,600 sq ft, with scope to improve or develop further (subject to permissions). The house has a number of character features, such as a stunning brick inglenook fireplace and exposed timber beams. Of particular note is the kitchen, which forms the heart of the house and is well suited to entertaining friends and family. Externally, a generous plot of about 2.9 acres includes attractive and secluded gardens, grass paddocks and stabling. Interior The substantial house is well presented internally: the bright and airy rooms are well proportioned throughout, and there is a feeling of light and space. On the ground floor the house is entered through an internal porch area that leads to the reception rooms: a library/music room, a sitting room with its fabulous inglenook fireplace; the connecting formal dining room, with two sets of glazed doors opening to the garden; and a study, which could equally be used as a snug or children's playroom. The open layout of the ground floor is great for entertaining, with the ability to open up the entire ground floor if desired. The kitchen, with its substantial island/breakfast bar and modern, Shaker-style cabinetry, is a lovely room, well designed for family life and filled with natural light. Further accommodation includes an adjoining snug, a laundry room, boot room and cloakroom. Upstairs all six of the bedrooms are a good size and two are en suite, with most having built-in storage. A family bathroom and separate shower room complete the accommodation. Outside Garden and grounds Peppetts Farm is set within the Chilterns and is easily accessible to a wide network of bridleways and footpaths. The property has previously been used for keeping horses, and in addition to two post and railed paddocks with mature trees providing natural shelter, there is an enclosed yard with a stable block of four looseboxes and an area of hardstanding with space for a trailer or horsebox. There is excellent hacking in the general vicinity and further afield in the wider landscape of the Chiltern Hills. Alternatively, the grounds present a fabulous opportunity for landscaping and leisure use. The property is approached over a gravel driveway which leads to a large parking area at the front of the house and a turning circle to the rear, where there is a detached triple garage and with a room above. The very private plot is bordered by mature trees around the boundary, making the gardens feel exceptionally secluded while providing an open aspect over the grounds. Specimen trees including an impressive copper beech, as well as abundant rhododendrons, add colour and interest. A large, paved terrace wraps around three sides of the house, creating a great space for outdoor entertaining in the warmer months, while lawns to the southwest capture the sun. There is also a greenhouse and a kitchen garden. Situation Bellingdon is a highly sought-after village located in the Chiltern Hills AONB, convenient for both underground (Chesham) and mainline (Berkhamsted) stations for commuting to London (Aldgate and Euston respectively) and also falling in the catchment area for the respected local grammar schools. Day to day shopping and amenities can be found in the larger centres of Chesham (3 miles), Berkhamsted (5 miles) and Amersham (5.5 miles). Chesham town centre offers a wide range of shops, including Waitrose and Sainsbury's supermarkets, an underground station and multiple amenities. From Chesham station, the Metropolitan Line (TFL Zone 9) has frequent direct services to Baker Street and The City. To the north, the town of Berkhamsted has a wide range of shops, cafes and restaurants along its High Street. Rail services run into Euston every 22-25 mins during peak hours. The area is known for its lovely countryside and there is excellent walking and riding country locally. Property Ref Number: HAM-58619 Additional Information This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties' personal data will be shared with the Auctioneer (iamsold). If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided which you must view before bidding. Only the winning buyer will pay £349.00 including VAT for this pack. The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee 4.5% including VAT subject to a minimum of £9,600 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax. Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional. Brochures.





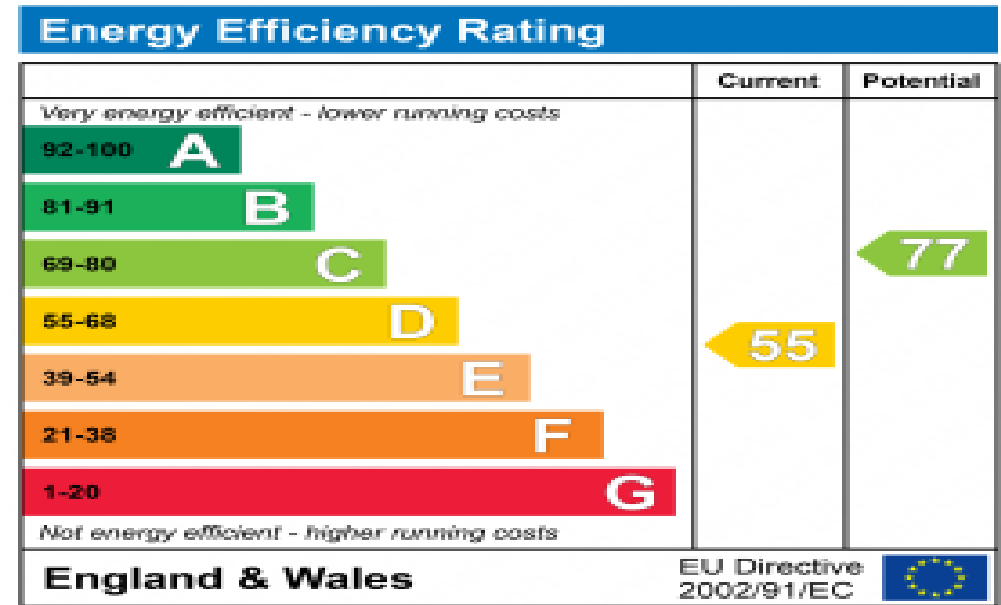








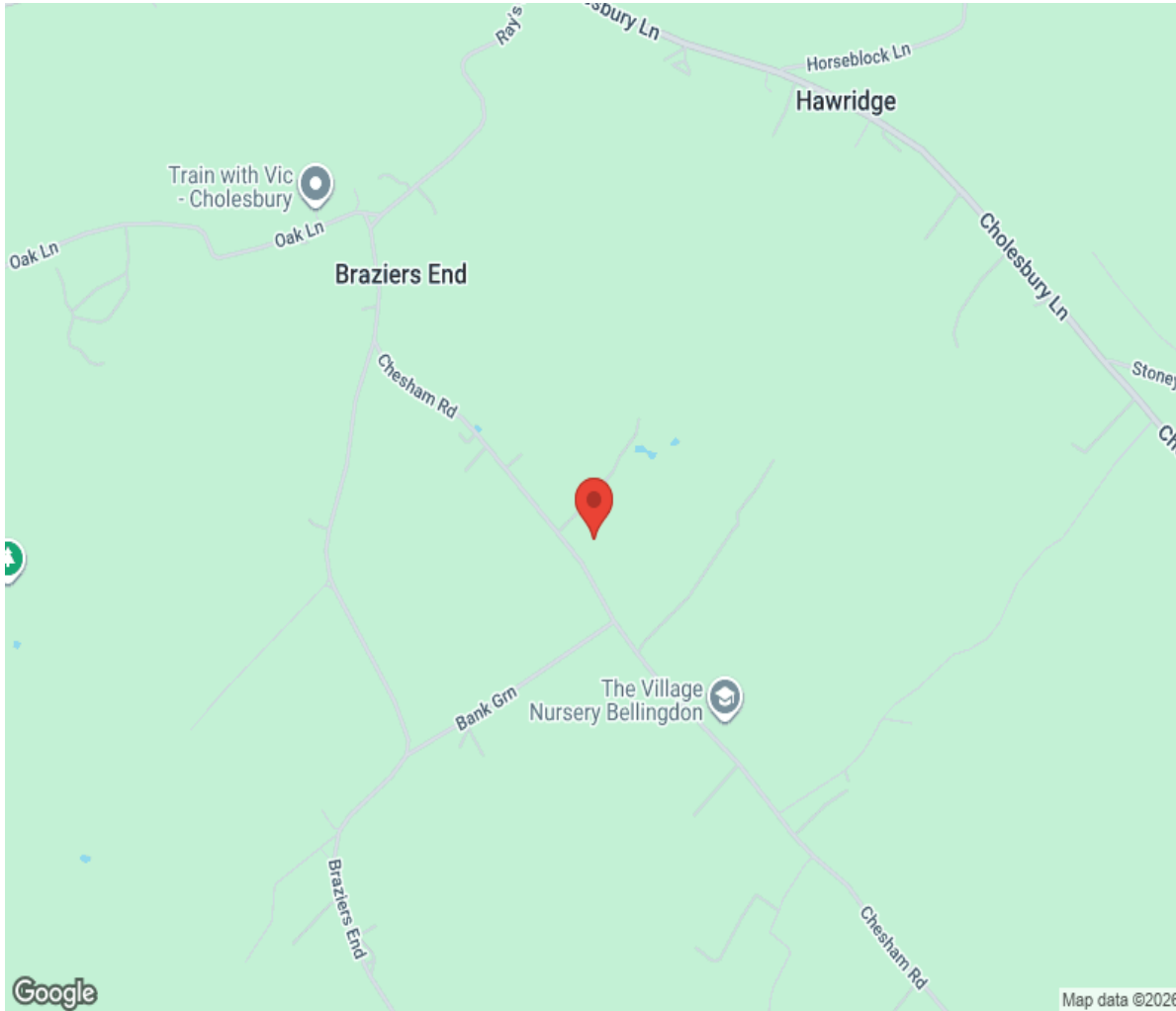




Floor plan



Location



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