



Wood Farm Cottage  
Asheridge | Chesham | Buckinghamshire | HP5 2UP

WOOD FARM COTTAGE







# DESCRIPTION

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Situated in the Buckinghamshire Village of Asheridge and set in grounds of twelve acres, Wood Farm Cottage offers generous living accommodation throughout and the favourable aspect allows for the house to be flooded with natural light.

Approached via a private driveway with lawns and trees on either side leading to an imposing home of great character and charm.

The ground floor boasts four well appointed reception rooms, two with fireplaces and two with French doors leading out on to the patio and gardens and there is a wonderful gazebo which is perfect for alfresco dining. The kitchen breakfast room is fitted with a range of wall and base units and there is a separate utility room with direct access to the integral garage.

Stairs leading to the first floor where you will find the principal bedroom with an en suite bath/shower room and a dressing room. There are four further bedrooms and a family bathroom which completes the first floor.

Outbuildings include two garages, two stables and a tack room, a boiler room and a further outbuilding with varied use.

Gardens and grounds comprise a formal garden with manicured lawns, trees and shrubs and a wildlife garden where an array of flowers grow. The orchard boasts a variety of fruit trees and there is plenty of pastureland for the equestrian enthusiast.

























# SELLER INSIGHT

“ The rural, pretty, village of Asheridge is set amidst the Chilterns and is conveniently close to Chesham, alongside access to excellent amenities and here, set back from the road, is this delightful, spacious family home.

*Its present owners lived quite close and were hunting for a larger family home with land. In 2000, whilst delivering a Christmas card through the letterbox of the then owners of Wood Farm Cottage, they asked if they knew of a similar property which might be for sale. There was so much they loved about this house; its elegant style, space, together with its large acreage, all set in an Area of Outstanding Natural Beauty. During the Christmas period the original owners telephoned to say they had decided to sell their home. There was no hesitation in deciding that this was to be their future family home. The property, built in 1924, did require quite a lot of renovation and, since coming to live here many, unseen, highly practical, tasks have been undertaken. They also added their own enhancements and luxuries to create what is now this fabulous home. The adaptable, practical, layout has provided many options on its use over the years for their busy family life. There is an overall, elegant, connectivity throughout which offers an incredible social, mingling, flow from room to room which has been ideal when the family are entertaining.*

*The owners have given as much love to their private garden as to the house, which is reflected in the variety of attractive herbaceous plants and shrubs. This provides colour and interest throughout the year, but there are lots of natural areas created on its large acreage. What is now the garden room opens onto the patio and on into the garden where a gazebo has been added. This special space is certainly an area for relaxed dining.*

*Walking direct from the house is a delight, especially to the local pubs which serve delicious food. Although beautifully tucked away access to outstanding schools, sport and leisure opportunities, quality shops and supermarkets are all very easily accessed. The road network is excellent and commuting into the capital is totally stress free.*

*This delightful family home in its magical setting has provided everything that the owners wished for, but it is time for the next chapter in their lives and, also, time for a new family to experience the joys of living here.\**

\*These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.































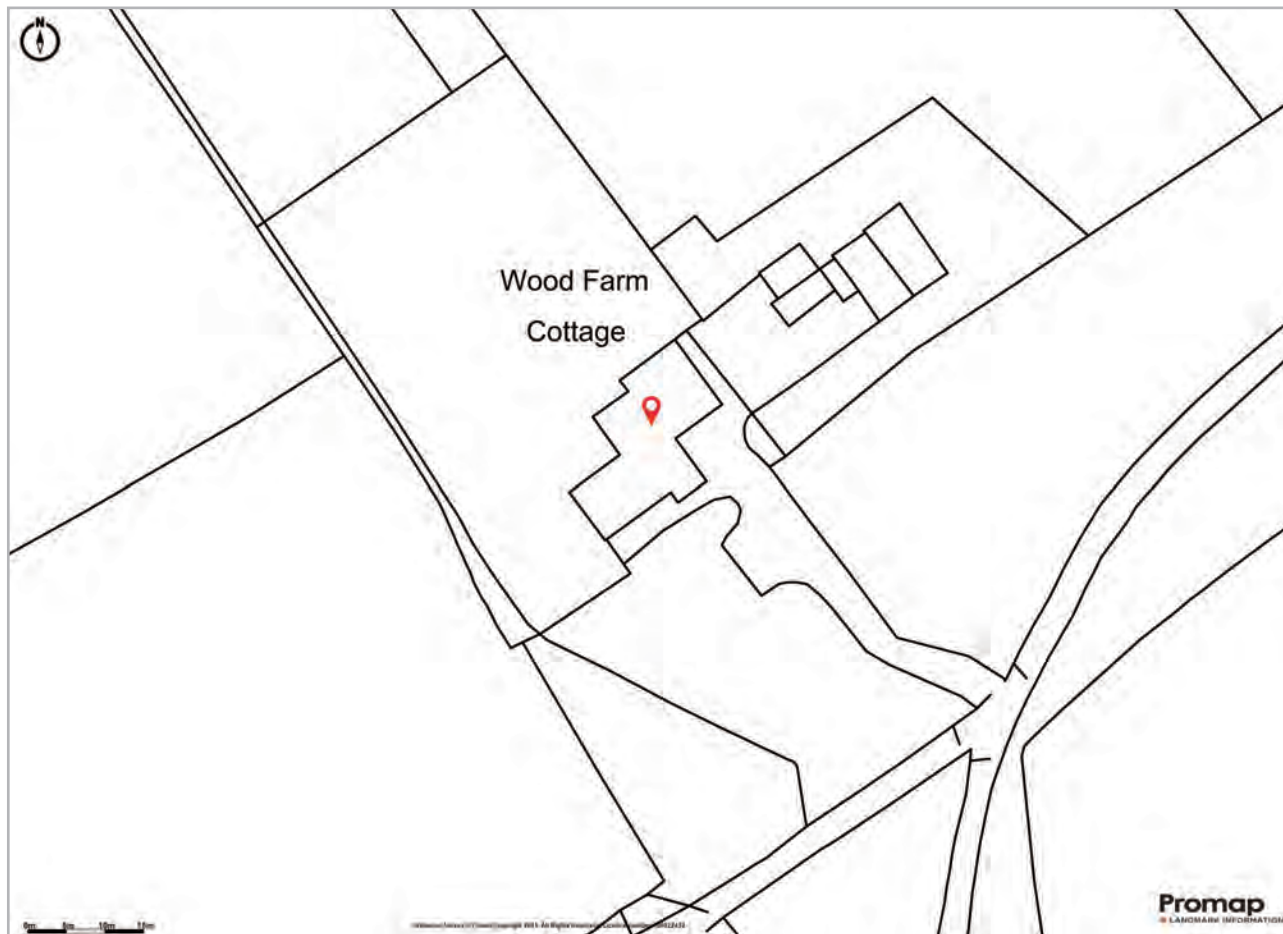
















## Wood Farm Cottage, Asheridge, Chesham

Approximate Gross Internal Area

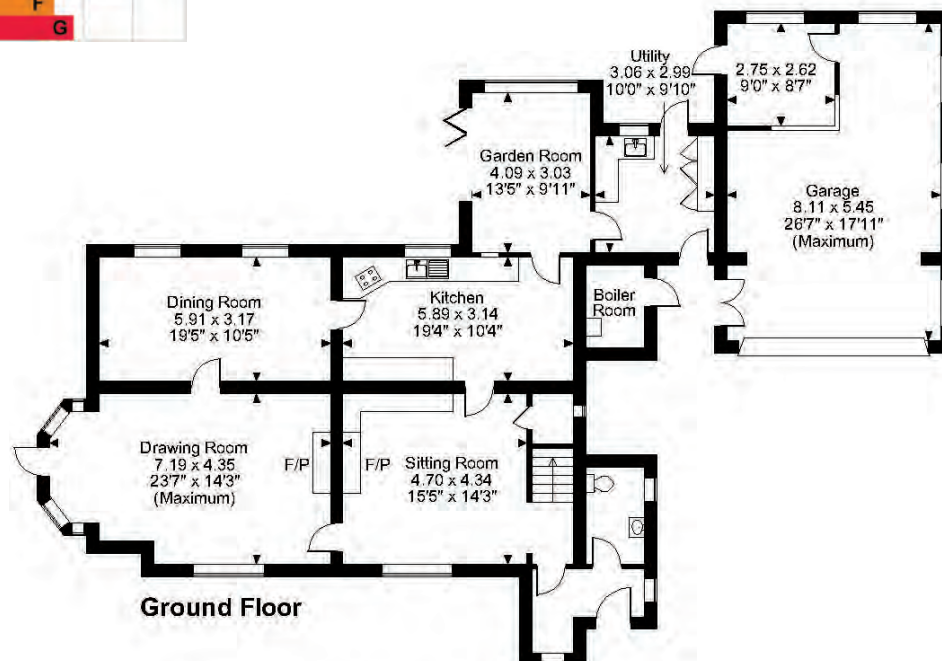
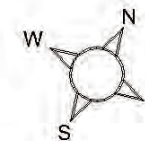
Main House = 2386 Sq Ft/222 Sq M

Garage = 476 Sq Ft/44 Sq M

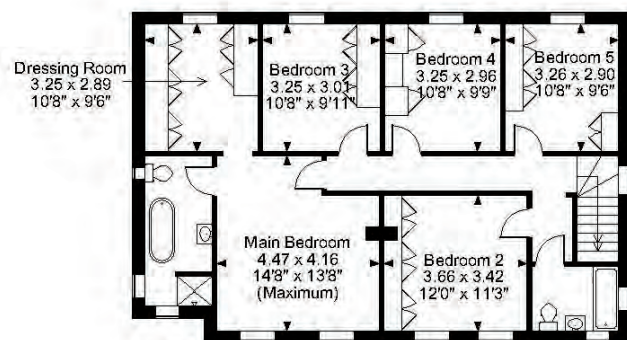
Outbuilding = 1496 Sq Ft/139 Sq M

Boiler Room = 34 Sq Ft/3 Sq M

Total = 4392 Sq Ft/408 Sq M



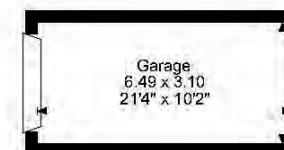
Ground Floor



First Floor



Outbuilding




### FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

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A black rectangular sign with white text stands in a grassy garden. The sign is supported by two white posts. In the background, there is a gravel path, a green lawn, and several large trees with dense foliage. The scene is bright and sunny.

**Wood Farm  
Cottage**



# FINE & COUNTRY

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This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

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THE FINE & COUNTRY  
FOUNDATION

The production of these particulars has generated a £10 donation to the Fine & Country Foundation, charity no. 1160989, striving to relieve homelessness.

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