



Holly Bush Farm
60 Botley Road, Ley Hill, Chesham, Buckinghamshire, HP5 1XG

FINE & COUNTRY

HOLLY BUSH FARM





DESCRIPTION

Holly Bush Farm is an outstanding Grade II* listed late mediaeval hall house dating back to the 15th Century occupying a ten acre plot and discreetly tucked away behind electronic cast iron gates offering privacy and seclusion with great views over the landscaped gardens and beyond.

The current owners have extensively, yet sympathetically renovated Holly Bush Farm maintaining many of its period features but with additions which have enhanced this fine home beyond expectations. The house is beautifully presented and provides elegant, well-proportioned accommodation over two floors, together with a self-contained barn conversion.

Approached via video electronic wrought iron gates with a driveway leading to a courtyard providing parking for several vehicles and there is further parking within the garage and plenty of store space above.

On entering the house, you are greeted with an exceptional reception hall with a magnificent staircase and leads to the main reception rooms. Both rooms are of substantial proportions, the sitting room boasts an enviable Inglenook fireplace and the dining room opens out to a seating area which overlooks the south facing gardens. The spacious study sits in the far corner of the ground floor, has a stunning fire place and is equipped with a range of fitted shelving, desk and storage, everything one would need to work from home.

The contemporary style Martin Moore kitchen offers a generous range of fitted units, granite work surfaces, a large centre isle, Miele and Sub Zero appliances, an AGA and a walk in larder, all enhanced by a vaulted ceiling and a conservatory seating area overlooking the gardens and the utility room with Miele appliances is accessed directly from the kitchen.

A boot room and guest WC sit behind the kitchen and an inner lobby takes you to a music room which could also be used as a cinema room if required.

The original stables have been converted into a fabulous guest suite providing a bedroom, living area, dressing room and en suite bathroom set behind a smart glass wall for privacy. An inner lobby has a spiral staircase which leads to the first floor nursery/bedroom five for convenience.













SELLER INSIGHT

“It was the idyllic setting of the property, private, secluded and surrounded by green space, which first attracted us to Holly Bush Farm,” say the current owners. “We fell in love with the period charm of the 15th century house immediately, too, and could see ourselves being very happy here. Shortly after moving in, we set about modernising the living accommodation to create a home with all the comforts of contemporary living, whilst retaining the original features which give the building its character, from wooden beams to inglenook fireplaces. We also renovated the barns and created a beautiful pool house complete with steam shower, kitchen area, bathroom and gym next to the 15m outdoor heated pool. With so much space both indoors and out, this is the perfect property for everyday life and entertaining alike, whether sitting by the fire in the living room at Christmastime with the family, or hosting parties with friends in the barn or on the patio.”

Indeed, the extensive grounds serve as an extension of the house itself, with 6 acres of outdoor space and a paddock to enjoy. “We have divided the grounds in different zones,” the owners say, “to include a large formal garden; a secluded flint-walled ‘secret’ garden; an orchard laced with pathways beneath the apple, plum and pear trees; two wild meadows perfect for dog walking; a pond area; and of course the pool and hot tub. Much of the acreage has been left to nature, so we have unbelievable wildlife here, from the deer raising their young every summer, to kites sweeping right down onto the main lawn.”

The location of the property offers the best of both worlds, being rural yet within easy reach of local amenities. “We are very close to town centre, so have everything we need locally,” say the owners, “from supermarkets and hairdressers to cafes and restaurants. There are so many scenic walks in the area that we rarely feel the need to go anywhere else – we can simply step straight out the back door, stroll through the garden and field, then walk for miles through farmland, ancient woodlands, or up the Chiltern Hills. Needless to say, our border collie loves it just as much as we do 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.









On the first floor, the master suite has a sizable bedroom with a vaulted ceiling, a walk in dressing room and magnificent en suite bathroom. There are three further bedrooms on this floor, one with a dressing room, an en suite shower WC and a roof terrace overlooking the rear gardens. The family bathroom WC and a separate Shower WC completes the first floor.











The converted barn is completely self contained and includes a 30ft sitting room with a vaulted ceiling, a fitted kitchen with Miele appliances and two double bedrooms; one with an en suite bathroom and a guest WC. Somfy electric blinds are fitted throughout and it has its own private walled garden.



Set away from the house is a stunning swimming pool complex with a 50ft heated swimming pool finished with polished granite, surrounded by a generous seating/entertaining area, air conditioned pool house which includes a kitchen, gym area and steam shower. In addition, there is an outside audio system making this a fantastic entertaining space.

Outside, the landscaped gardens are an absolute delight and feature a formal lawned area which gently slope down to a natural pond, a variety of mature trees, box hedges and an abundance of flowers and shrubs, an orchard with a large selection of fruit trees, a paddock and a full size floodlit tennis court with a useful equipment shed.







The property has its own private water supply which is controlled by a water treatment system and there is a full and comprehensive multi zone irrigation system with a storage tank fed from the private water supply covering all the formal gardens.

In all, Holly Bush Farm is the perfect setting for bringing up a family, large or small and those who enjoy entertaining, this really is hard to beat.



Holly Bush Farm

Approximate Gross Internal Area
 3488 sq m, 3863 sq m
 (Excluding V&A)



Not to Scale. Produced by The Plan Positioning
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EPC Exempt



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14 High Street, Wendover, Buckinghamshire HP22 6EA
01296 625919 | wendover@fineandcountry.com

