



Cedars Lodge
Whelpley Hill | Chesham | Buckinghamshire | HP5 3RL

FINE & COUNTRY

CEDARS LODGE









KEY FEATURES

Welcome to Cedars Lodge, the ultimate in luxury living situated in the charming village of Whelpley Hill in Buckinghamshire. This stunning new build home boasts an impressive 4,954 square feet of space with 5 bedrooms, 6 bathrooms, and 3 reception rooms. With a one-acre garden and not just one, but two electric vehicle charging points, this house truly has it all! And let's not forget its rare A-rated EPC rating.

As you approach the house, the electric gates and ample parking make for a grand entrance. For added security, there's a 10 camera CCTV system and a Ring doorbell, providing peace of mind. The ground source heat pump and underfloor zonal heating ensure maximum comfort.

Step inside and be greeted by the grand bamboo staircase leading to the expansive landing with walk-on glass panels and a large window that floods the house with natural light. The floor-to-ceiling glass doors fully retract, opening up the living space and providing stunning views of the garden.

The open plan kitchen, dining and living area is perfect for modern living, with state-of-the-art appliances and exquisite porcelain work surfaces. There's even a secret door leading to the utility room complete with a secondary oven and food prep area.

Movie night just got even better with the cinema room and its 85-inch television, perfect for the whole family or friends to enjoy. There's also a gym with a sauna, steam room and shower, the ideal way to unwind after a busy day. In addition, there is a separate study and downstairs WC.

Upstairs, the five large bedrooms are all ensuite with high-end fixtures and fittings. The principal bedroom even has a generous dressing room, and one of the bedrooms features a laundry shoot that drops directly into the utility room.









SELLER INSIGHT

“When I first saw the original house in unspoiled countryside, I was drawn into the possibility of creating my lifelong ambition of building a sustainable house as close to carbon neutral as I could achieve, incorporating a feeling of light and space,” says the owner of Cedars Lodge. “So, I set about designing and building an eco-house and was delighted to obtain an EPC rating of A. Sitting on just over an acre of land, with plenty of space both indoors and out, the house really is beautiful. Every room is spacious and light, perfect for everyday life and entertaining alike. The garden is lovely, too: being south west facing, it is sunny for most of the day, with the sun setting over the adjoining countryside. With the large trees at the end of the property, I believe I have come close to achieving my dream here at Cedars Lodge.”

Besides the eco credentials of the house itself, the location of the property is part of what makes Cedars Lodge so special. “We have the best of both worlds here,” the owner says, “being surrounded by stunning rural vistas yet remaining within easy reach of amenities and transport. For example, we are quite close to the village of Bovingdon with its unique shops and pubs, as well as the town of Berkhamstead. Chesham is also a short distance away with underground links to London, making this the ideal address from which to commute to the city and enjoy country life. There are many excellent schools in the area, both state and private, including Chesham Grammar school, Berkhamstead Boys and Girls schools, and Dr Challoner’s Grammar. From my personal perspective, a particular favourite feature of the locality is the nearby pub: a real delight after a long walk through the countryside.”*

* 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.

















KEY FEATURES

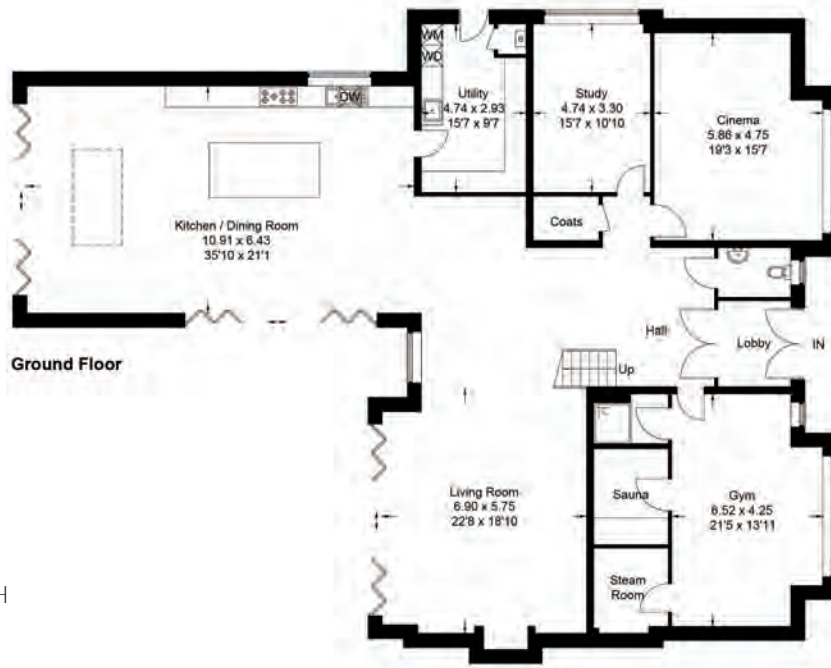
Outside, the terrace offers a beautiful sunken seating area, firepit and plunge pool perfect for enjoying those long summer evenings. The one-acre garden with stables and a car port, complete with the two fast charging EV points, provides the perfect oasis in a countryside location. Cedars Lodge truly is the epitome of luxury living in a village setting. Don't miss your chance to experience the ultimate in modern living with all the comforts of the countryside.







Approximate Gross Internal Area
 Ground Floor = 266.6 sq m / 2,870 sq ft
 First Floor = 193.6 sq m / 2,084 sq ft
 Total = 460.2 sq m / 4,954 sq ft



Council Tax Band: H

Tenure: Freehold



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.

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