



Little Orchard
Whielden Lane | Winchmore Hill | Amersham | Buckinghamshire | HP7 0NF

FINE & COUNTRY

LITTLE ORCHARD





DESCRIPTION

An exceptional modern house of 4,614 sq. ft. with uninterrupted views of open countryside. This fine home has been designed and executed with the utmost attention to detail, delivering immense light, space and a feeling of well-being throughout. One of the most impressive houses to come to the market in this area for many years. The layout has fantastic flow with a real emphasis on natural light and a seamless connection between the outside and inside. Whilst lending itself perfectly to family living the house is equally well set up for more formal entertaining. There are fields to the front and rear of the property providing scenic walks which is great for active families and dog walking.

Approached via a paved driveway, the property offers parking for multiple vehicles as well as garaging.

Upon entering the property you are greeted with a striking reception hall which leads to all the ground floor living space. The fabulous kitchen/living/family room is flooded with natural light and fitted with a generous range of bespoke fitted units, a centre isle and Neff integrated appliances to include two dishwashers, two fan ovens, two wine coolers, a microwave, a coffee machine and a Caple fridge freezer. Bifolding doors lead out on to the southeast facing rear garden. There is a utility room, a plant room and a guest WC. The sitting room is located at the front of the property along with a study and the snug leads directly into the kitchen/living/family room.









SELLER INSIGHT

“We already lived on Winchmore Hill but needed a bigger home for our expanding family of children and dogs. The agent contacted us to say that this property was about to come to market, so we came along for a look and immediately knew that we could make it work for us,” say the owners.

“That was just over 10 years ago and the property is very different now. Everything that can be done, has been done, including the addition of a double extension to the side and rear. We’ve utilised green technology wherever possible, such as drawing water from our borehole for underfloor heating, solar panels to provide us with plenty of hot water, and a ground source heat pump that is used for central heating.”

“The garden is made for relaxing and entertaining. It’s fully enclosed and we’ve had some amazing birthday parties here with bouncy castles, assault courses, and pony rides. We created a ‘wellness area’ in the orchard which includes a yurt, ice bath, and fire pit that could potentially be a great source of additional income as it could be hired out for day retreats. There are showers and toilets in the outbuilding which support the idea too and we think that it would work really well.”

“We spend a lot of our time in the kitchen / dining area as it has the most beautiful views and it’s perfect for day-to-day family life and informal get-togethers; we will leave with fond memories of parties where we enjoyed plenty of food, wine, and dancing with friends. We always eat together in here and it’s such a nice space as we can chat whilst I’m cooking before heading in to the living room where we snuggle up on the sofa under the blanket and watch tv.”

“The village is just wonderful as everything we need is easily accessible and there is a good sense of community. The Residents Society hosts events throughout the year, including litter picks, barn dances, and the village show which is always a lot of fun. The local pub does tasty food and comedy nights, and the little shop is convenient for necessities. We have fields to the front and rear of us, so there are scenic walks right from our doorstep which is great for active families and dog walking. We love the village and we’re planning on staying here when we move on but the time is right for us to downsize.”*

* 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.









Stairs leading to the first floor landing which is both open and light. The principal bedroom overlooks the rear garden, has an en suite shower room and double doors leading to a 19 ft balcony. There are four further bedrooms on this floor, two of which have en suite shower rooms and there is a family bath/shower room.















The top floor has a bedroom with a dressing room and an en suite shower WC, taking the total number of bedrooms in the main house to six and there is plenty of eaves storage.



Further features include a Sonos speaker in the kitchen/family room, a water softener, solar powered underfloor heating and zone controlled heating and a ground sourced heat pump. The house has an alarm and monitoring screen and CCTV. The current owners have utilised green technology wherever possible including drawing water from their borehole for underfloor heating.

The garden is made for relaxing and entertaining. It's fully enclosed therefore perfect for parties. Beyond here is an orchard with a wellness area, an ice bath and fire pit and there are showers and toilets. Finally, there is a self-contained annexe with a pergola to the rear, perfect for yoga. The plot is approximately 1.85 acre and could facilitate animals. The village has a good sense of community and is one of the remaining unspoilt villages in South Buckinghamshire. The Residents Society hosts events throughout the year, including litter picks, barn dances and the village show. The local pub serves food and comedy nights and the little shop is convenient for necessities.







Conveniently situated about 3.5 miles from Beaconsfield and 2.5 miles from Amersham. Both towns offer mainline stations to London Marylebone, while Amersham also provides Metropolitan line services to Baker Street. Vehicular links to London and the Midlands are served by the M40 at junction 2 Beaconsfield which is about six miles away, and there is good access to the M25 and Heathrow. The area also boasts excellent schools for both state and private education.



Little Orchard Whielden Lane, Winchmore Hill, Amersham

Approximate Gross Internal Area

Main House = 3631 Sq Ft/337 Sq M

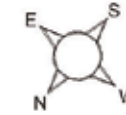
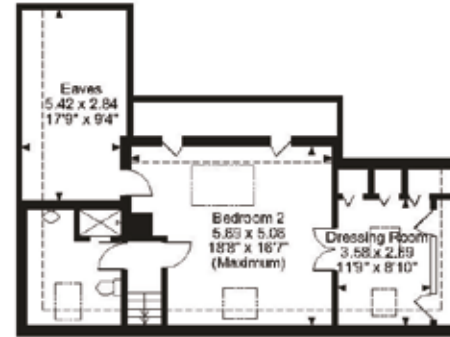
Garage = 429 Sq Ft/40 Sq M

Bin Store = 56 Sq Ft/5 Sq M

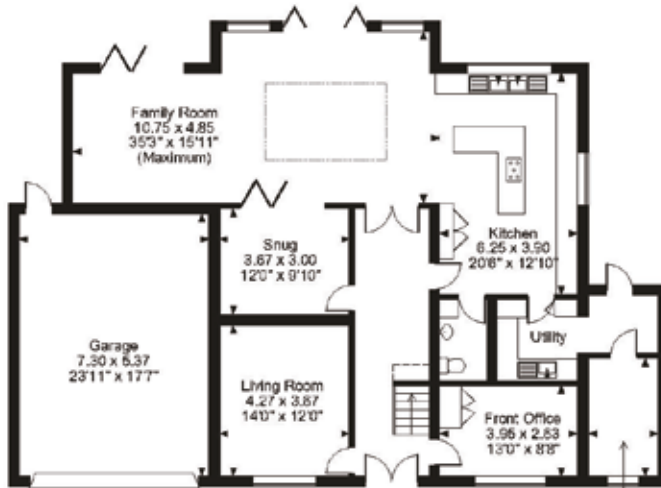
Annexe = 498 Sq Ft/46 Sq M

Balcony external area = 248 Sq Ft/23 Sq M

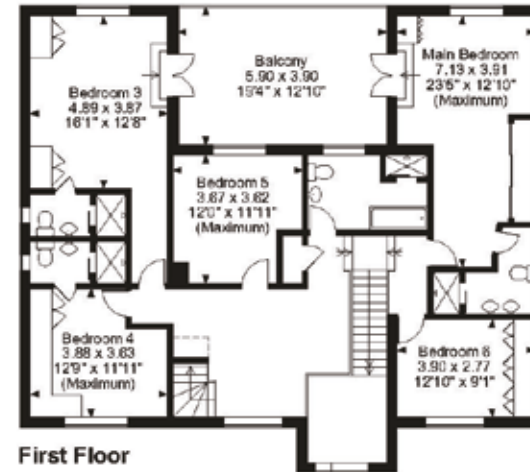
Total = 4614 Sq Ft/429 Sq M



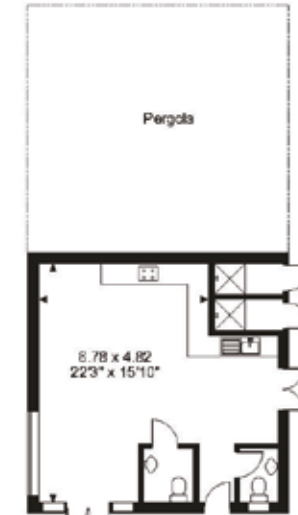
Second Floor



Ground Floor



First Floor



Annexe

Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

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

--- Denotes restricted head height

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Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Printed 30.10.2023





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