



CHAWLEY GREEN FARM

Bottom Road, West Wycombe, Buckinghamshire HP14 4BS



BARTRAMS

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An enchanting Grade II listed brick and flint house set within the tranquil Chilterns countryside near West Wycombe. Dating back to the 17th century, this charming property features captivating interiors, a bespoke Smallbone kitchen, elegant bedrooms, and scenic gardens. With planning approval for a barn conversion.

Description

A quintessential character-filled Grade II listed brick and flint house in the heart of the Chilterns countryside. Dating back to the 17th century with sympathetic later additions, this enchanting home is just a mile and a half from the historic village of West Wycombe. Inside, elegant drawing and dining rooms feature exposed beams and period fireplaces, complemented by a bespoke Smallbone kitchen with granite worktops and an Aga. The inviting conservatory overlooks beautifully landscaped gardens, perfect for entertaining. With three spacious en suite bedrooms, including a principal suite with a sitting area and dressing room, the property also boasts a delightful terrace, manicured lawns, and a detached summer house ideal for a home office. Additionally, planning approval is in place for a barn conversion to create two extra bedrooms

Summary of accommodation

Set amidst the beautiful Chilterns countryside, this charming Grade II listed brick and flint residence, believed to date back to the 17th century with later respectful additions, offers a serene setting. Situated just about a mile and a half from the historic National Trust Village of West Wycombe, the property enjoys a balance of countryside seclusion and nearby neighbours. Brimming with character, the home boasts exposed beams and period fireplaces that add warmth and charm. The inviting interior of Chawley Green Farm features impressive drawing and dining rooms adorned with beams and inglenook fireplaces, offering garden views through dual-aspect windows. A lovely conservatory overlooks the garden, seamlessly connected to the kitchen/breakfast room, the heart of the home. The bespoke Smallbone kitchen complete with granite worktops and integrated appliances including an Aga, features underfloor heating and a convenient island unit. Additionally, there's a utility room, boot room, and access to the garden.









Upstairs, three distinctive bedrooms boast en suite bathrooms and dual-aspect views over the gardens. The principal bedroom suite includes a sitting area and dressing room, while bedroom three, reached by a dedicated staircase from the drawing room for guests.

Gardens and Grounds

Chawley Green Farm is situated in a serene location, with attractive front and rear gardens enhancing the property's beauty. The expansive and deep lawned front gardens features a well-manicured lawn bordered by mature trees, hedging, and a stone wall. A central pathway leads to a delightful walled terrace that stretches across the house. The rear garden offers a peaceful sanctuary, with sweeping views of the countryside that is enclosed by post and rail fencing and mature yew hedging, the garden provides a secluded outdoor retreat. A terrace connected to the conservatory serves as an ideal space for outdoor dining and gatherings. Additionally, there is a detached summer house adding character to the garden and could serve as a tranquil home office.

Upon entry through the gated entrance, a gravel parking area and a two-bay carport accompany a spacious barn garage, with additional access at the rear. The garage has planning approval for additional living space comprising two bedrooms (Ref: 22/07929/FUL) making it a versatile area suitable for various purposes.

Location

Positioned within an Area of Outstanding Natural Beauty between Bledlow Ridge and West Wycombe, this property offers a rural lifestyle within reach of local amenities. Nearby towns like High Wycombe and Princes Risborough provide a range of conveniences while transportation links, including the Chiltern railway line and the M40 motorway, offer easy access to London and beyond. The area's scenic Chilterns countryside also caters to outdoor enthusiasts with options for walking, horse riding, and cycling. Buckinghamshire boasts prestigious grammar schools like John Hampden and Wycombe High, as well as top independent schools such as Wycombe Abbey and Pipers Corner, ensuring excellent educational opportunities for residents.

Services:

Mains water and electricity connected. Oil fired central heating. Private drainage. Please note none of the services have been tested

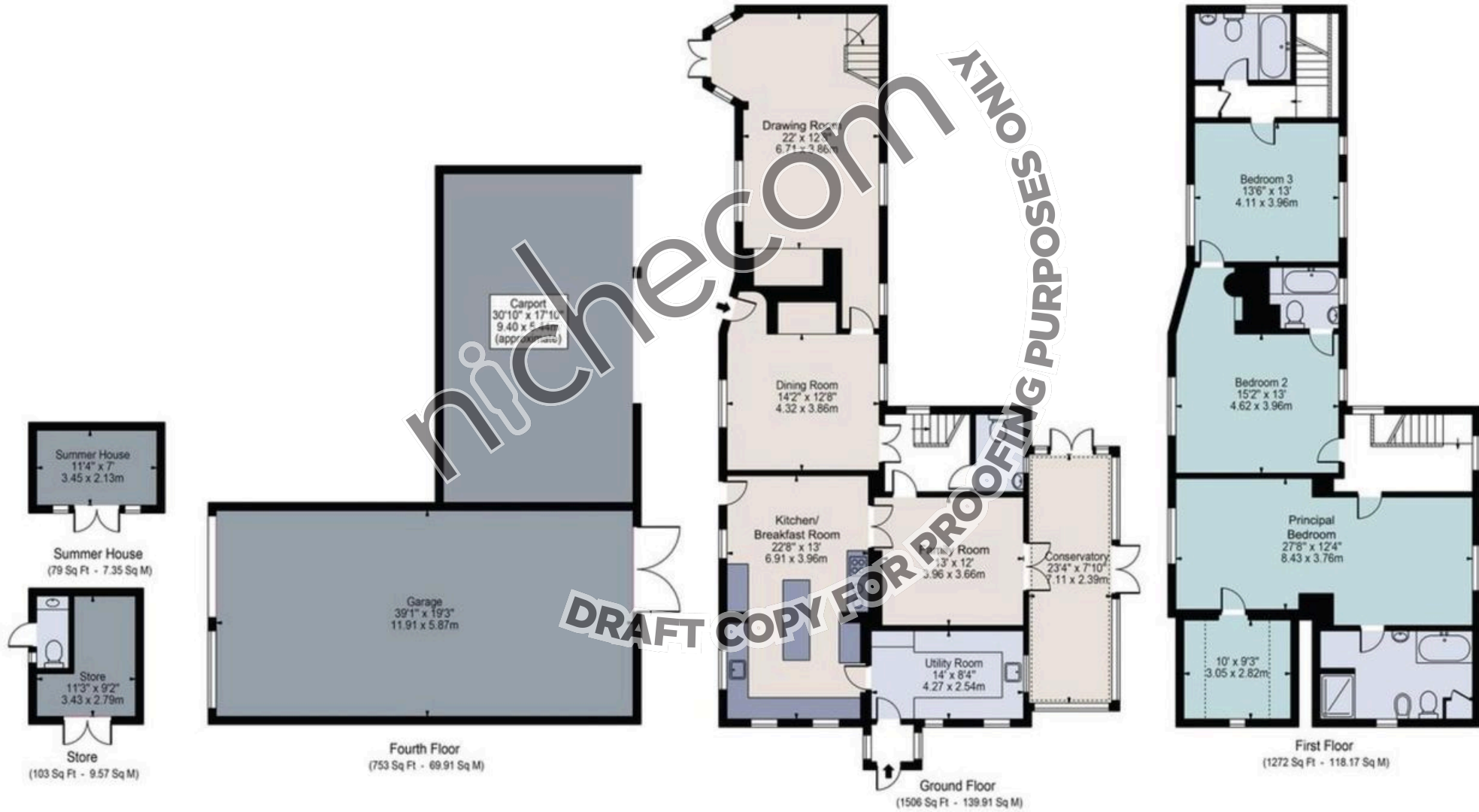
Council Tax Band: G **EPC Rating:** E

Local Authority: Buckinghamshire Council



Chawley Green Farm, HP14

Approx. Gross Internal Area 2778 Sq Ft - 258.08 Sq M
 (Including Restricted Height Area, Excluding Garage, Store & Summer House)
 Approx. Gross Internal Area 2737 Sq Ft - 254.28 Sq M
 (Excluding Restricted Height Area, Garage, Store & Summer House)
 Approx. Gross Internal Area Of Garage 753 Sq Ft - 69.91 Sq M
 Approx. Gross Internal Area Of Store 103 Sq Ft - 9.57 Sq M
 Approx. Gross Internal Area Of Summer House 79 Sq Ft - 7.35 Sq M



For Illustration Purposes Only - Not To Scale

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