



Pednor House
Pednor | Buckinghamshire | HP5 2SY

PEDNOR HOUSE



DESCRIPTION

Pednor House is a rare and exceptional 17th Century Farmhouse occupying a 4.5 acre plot with a separate 3/4 bedroom cottage. The main house offers over 10,000 sq. ft of accommodation with a further 2,000 sq. ft of cottage and outbuildings.

Set in a peaceful rural location, surrounded by countryside with a wide choice of walks yet within easy access to shops and transport. The house itself boasts charm and style with an abundance of period features to include exposed beams and fireplaces combined with modern contemporary living.

Approached via cylindrical brick pillars leading to a carriage driveway with a prominent central dovecote providing ample parking for multiple vehicles and there is a triple garage providing further secure parking. Double oak doors lead to an entrance hall and guest cloakroom. Stepping through to a striking 65 ft Baronial banqueting hall with a Minstrel Gallery is nothing short of outstanding and provides the perfect setting for entertaining on a grand scale. The rest of the ground floor accommodation is incredibly versatile with a choice of six reception rooms, all overlooking the south facing garden and a well appointed kitchen breakfast room and utility room. A more recent addition is the 24ft gymnasium which in turn provides direct access to the 3/4 bedroom self contained Pednor Cottage offering a fabulous kitchen breakfast room with a vaulted ceiling, a utility room, sitting room, two bathrooms and a conservatory with doors leading out on to a relaxing patio area.

A graceful staircase rises to the first floor where you will find six bedrooms, all with en suite bathrooms and three with dressing rooms. The principal bedroom has an additional sauna within the en suite and all the bedrooms bar one, overlooks the rear gardens.

Within the home there is a central tower with roof access where breathtaking views of the gardens and surrounding countryside can be enjoyed. The cellar can be accessed via the central tower and this is where the hot air heating plant is located.













SELLER INSIGHT

“Rurally located about three miles northwest of Beaconsfield and four miles east of High Wycombe, this Grade II listed 17th-century farmhouse and barn were designed and converted into a substantial country house by Edwin Forbes in the Arts & Crafts style between 1911 and 1912. Later additions to the property include an impressive tower and a stone coat of arms. Laid out over two floors, the main house boasts six bedrooms, while a separate cottage offers an optional three or four bedrooms. Set in beautiful, extensive grounds comprising level lawns, a sundial garden, a swimming pool, woodland, an apple orchard and a stable and paddock, the exterior is as impressive as the interior. 'We fell in love with the house at first sight, despite it needing a lot of work. It's a beautiful home to look at and in places, it feels much like a palace, but it also has a wonderfully cosy and homely feel,' say the owners. The house has been meticulously maintained, with annual upkeep of the roof, heating systems and boilers. The cottage was completely refurbished, including a new roof and conservatory and the garage was extended for three cars. A gym was added by converting the original garage and joining it to the cottage. External enhancements include a Hartley botanic greenhouse, a summerhouse, gazebo and significant landscaping. The house has been fully redecorated with updated electrics, new doors, secondary glazing, a repointed south wall and several murals painted by Rosie Mennem. 'The garden has had extensive landscaping including designs by garden designer Sue Blakely. Features such as the Wisteria, which flowers twice a year and the hue of purples, pinks and blues in June are stunning.'

'The property features a beautiful Baronial Hall, perfect for Christmas celebrations and parties.'

'We love our double-aspect bedroom, which offers stunning sunrises. Every room in the house boasts lovely views.'

'The nearest village shops are a short drive or a 45-minute walk away, located at The Lee and Hyde Heath. Chesham, Great Missenden and Amersham offer a full range of amenities.'

'Buckinghamshire boasts many excellent schools, both grammar and private, including The Beacon School and Pipers Corner School.'

'Amersham provides direct London transport via mainline and Metropolitan trains. Major roads are easily accessible, with Heathrow and Luton approximately 45-minutes away.'

'We are only moving a mile away because we like the area so much.'*

* 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.

















Outside, a heated swimming pool sits on the north west side of the garden, is surrounded by a seating/entertaining area and faces south. There are numerous outbuildings to include a boiler/generator house, tool room, summerhouse, pool boiler house and pool changing room. The Hartley Botanic greenhouse is over 26ft in length and is home to a mature grapevine and there are two stables and a tack room.

The south facing mature gardens are quite stunning with beautifully kept lawns, an apple orchard, a sundial garden, a woodland and a paddock. Much thought has been given to the planting of an array of flowers and shrubs to create an impressive outdoor space to enjoy all year round.

Location

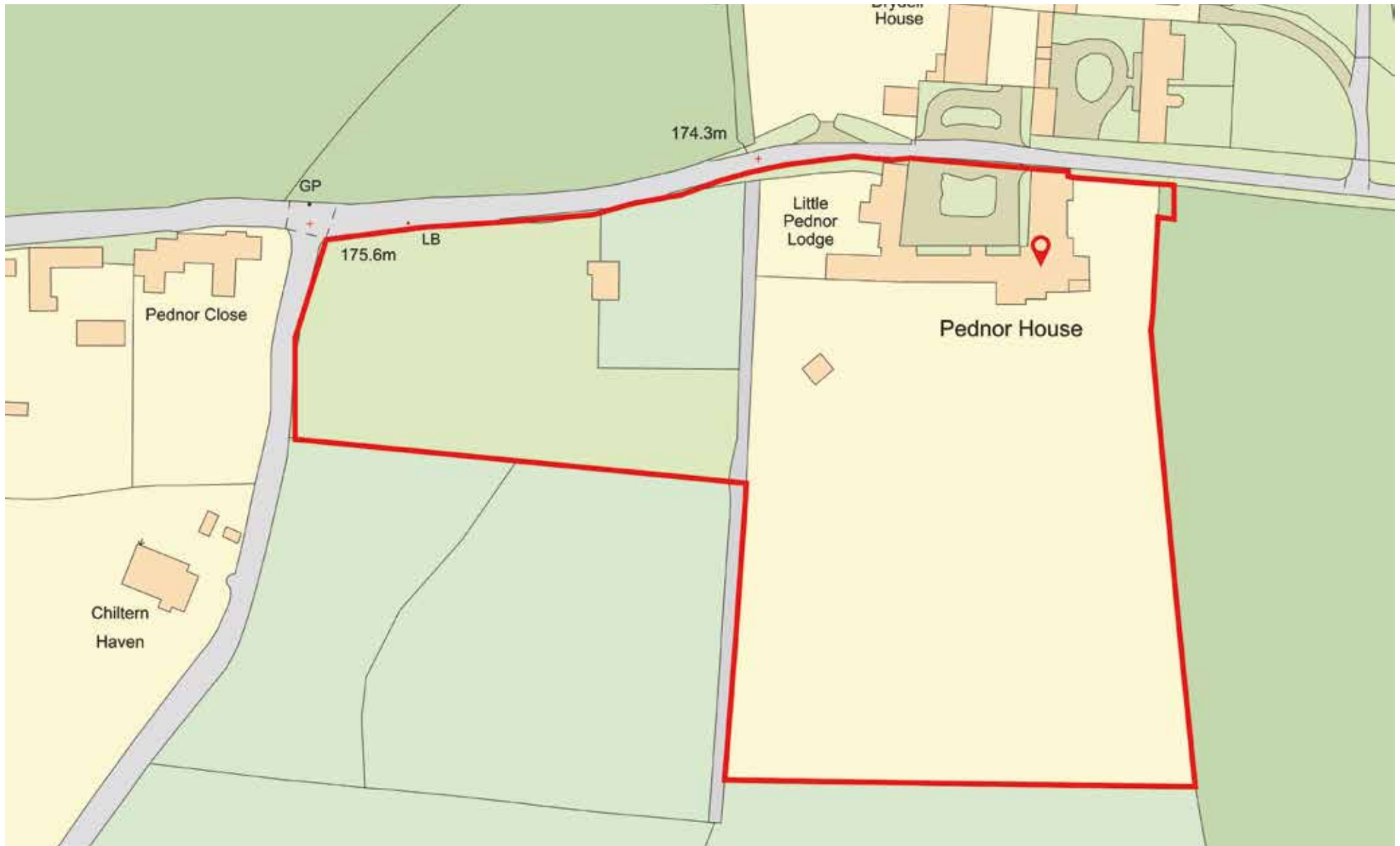
Pednor is a modest hamlet in the Chiltern Hills surrounded by open countryside in an Area of Outstanding Natural Beauty and popular with horse riders, cyclists and walkers. Situated approximately 2 miles from the market town of Chesham with its variety of restaurants and shopping facilities and the Metropolitan Line into London. Access to the motorway network can be found at nearby Hemel Hempstead (M1), Chorleywood (M25) and Beaconsfield (M40).

The area is also recognised for its highly regarded schooling at both primary and senior level including the acclaimed Chesham Grammar School and the renowned Dr Challoners Grammar School. Independent schooling is also well catered for with Chesham Preparatory School (mixed), The Beacon School (boys) and Heatherton House (girls) locally for nursery to Year 8, whilst senior schooling can be found at Berkhamsted School (boys and girls), Royal Masonic (girls) and Pipers Corner (girls).

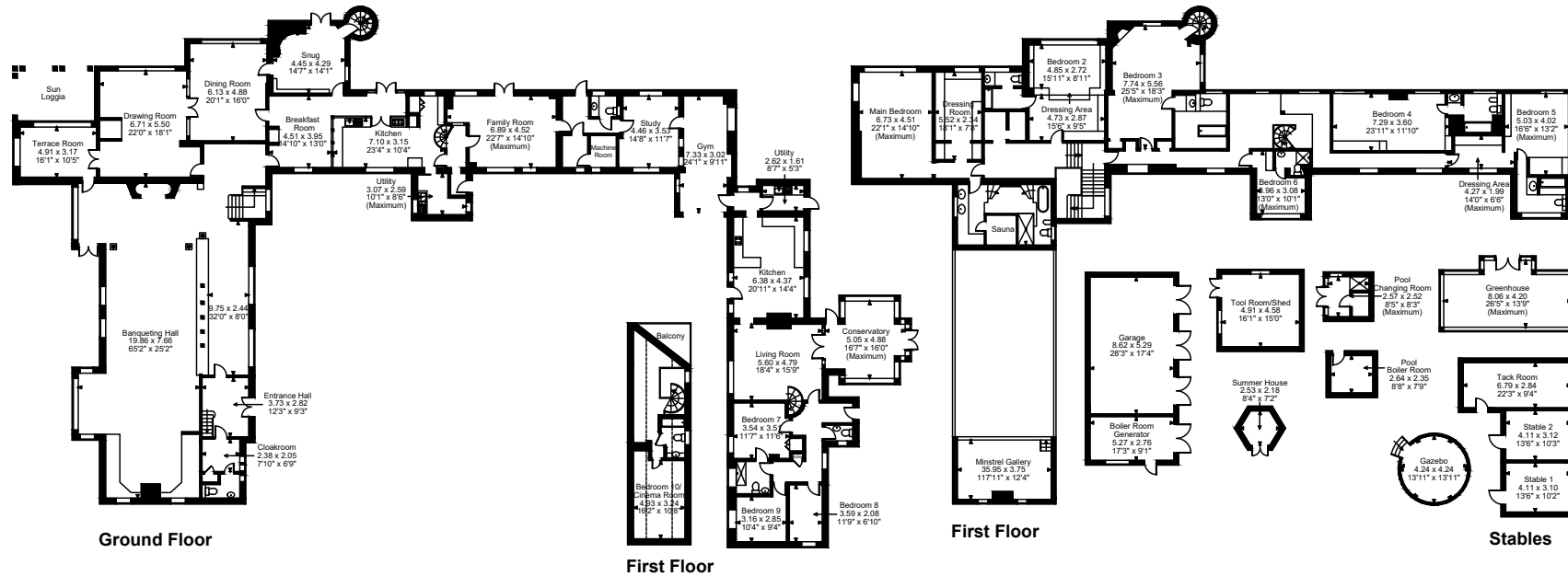
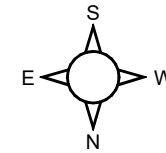








Pednor House, Pednor, Chesham
Approximate Gross Internal Area
Main House = 10308 Sq Ft/958 Sq M
Garage = 491 Sq Ft/46 Sq M
Outbuilding = 1547 Sq Ft/144 Sq M
Total = 12346 Sq Ft/1148 Sq M
 Quoted Area Excludes 'External Sun Loggia'



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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