THE MANOR HOUSE
HEDGERLEY • BUCKINGHAMSHIRE

Award winning contemporary manor house set within a private 11 acre estate with views over its own grounds and woodland.

Accommodation and amenities
Reception hall • Drawing room • Study • Morning room • Dining room
Kitchen/dining and family room • Utility/boot room

Master bedroom with dressing room and en suite bathroom
Guest bedroom suite with dressing room and en suite bathroom • Three further bedroom suites
Second floor suite with dressing room and potential to create kitchen/self-contained flat

Lower ground floor comprising: Cinema, Gym, Spa pool, Sauna, changing room with shower facilities and wine cellar

Triple garage with workshop, First floor self contained flat

Beautifully landscaped gardens • Stone south and west facing sun terraces
Wild flower meadow • Bluebell woodland

In all about 7 acres

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**Situation**
(All distances and times are approximate)

- Beaconsfield 3 miles
- Gerrards Cross 4 miles
- London 29 miles

- Beaconsfield 3 miles
  (London Marylebone 19 minutes)
- Gerrards Cross 4 miles
  (London Marylebone 15 minutes)
- London Heathrow 16 miles
- M25 11 miles
- M40 (J2) 2.5 miles
- The Beacon, Amersham
- Heatherton House, Amersham
- Davenies, Beaconsfield
- Dr Challoners Grammar School for boys
- Dr Challoners High School for Girls
- Beaconsfield Golf Course
- Gerrards Cross Golf Club
- Stoke Park Country Club, Spa and Hotel
The Manor House

- The Manor House enjoys an enviable position on an historic small private Estate surrounded by open countryside in the Chiltern Hills Area of Outstanding Natural Beauty.
- It had been built by the developer Acanthus to exacting standards with great imagination and flair. The house recently won a Europe wide award at the Green Apple Environment Awards.
- From the private driveway that runs through the estate the Manor House is accessed through a pair of modern gates set on brick piers. The driveway sweeps around in front of the house and back toward the garaging.
- All of the principal reception rooms lead off the large reception hall, which also features a stunning English oak staircase which is modelled on an original arts and craft design.
- The large dining room features a stunning double height ceiling with large expanses of glass giving views over the rear terraces, formal gardens and beyond to the woodland. A hardwood parquet floor adds a more traditional feel to the formal dining space.
- A wide range of appliances are fitted in the superbly finished kitchen that is well laid out and offers a practical workspace that includes a very large centre island with ‘breakfast bar’ seating. French windows lead from the kitchen onto the rear terrace.
- There is a charming breakfast/family room immediately off the kitchen that also has doors to a side terrace; this informal room has plenty of large windows ensuring that it makes the most of its southerly aspect.
- On the first floor the spacious master bedroom suite enjoys wonderful views out over the gardens through glass doors that open onto a small balcony. There is a large and well fitted dressing room and a superb en suite bathroom with large ‘raindance’ style shower and a separate freestanding bath.
- Throughout the first and second floors there are an additional five bedroom suites, two of which have dressing room facilities.
- The basement features excellent leisure facilities with a ‘wellness suite’ comprising a gymnasium and spa pool, sauna and changing facilities with WC and showers. There is also a media room with wiring for a projector and cinema screen and a temperature controlled wine cellar.
- Other features include under floor heating to the basement, first and second floors. There is also a central media system with Apple device compatibility, a whole house mechanical ventilation system with heat recovery, a ground source heat pump and borehole that provides the water for the garden irrigation system and WCs.
Approximate Gross Internal Floor Area
House - 791.5 sq.mts. / 8519 sq.ft.
Garage Building- 96.8 sq.mts. / 1042 sq.ft.
Total - 888.3 sq.mts. / 9561 sq.ft.
(including reduced height area, below 1.5m - denoted with dashed line)

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• Charming landscaped gardens surround the house with large areas of terracing and flat lawn to the south and south east. Surrounding the property is several acres of land, a large portion of which is sown as a wild flower meadow for the spring and summer months, there is also an area of woodland which inspring is filled with bluebells.

• The property is set within the private 11 acre Estate which is approached from the quiet lane through a set of electronically operated gates offering total privacy. Only two other houses are located within the Estate and are set in their own private grounds, West Lodge and The Bluebell House.
Postcode
SL2 3XJ

Tenure
Freehold

Local Authority
Chiltern District

Services
Mains electricity & water. Drainage by private sustainable septic treatment plant. Heating and hot water via a ground source heat pump. Borehole water for garden irrigation and WCs.

Fixtures and fittings
Only those which are mentioned in these sales particulars are included in the sale. All others such as curtains, light fittings and garden ornaments are specifically excluded but may be made available by separate negotiation.

Directions (SL2 3XJ)
From junction 2 of the M40 motorway take the first exit towards the services. At the mini roundabout take the first exit signposted Hedgerley. Continue along this lane for about a mile and at the T junction turn left. After about 50 yard turn right into Wapseys Lane. Continue along this lane and turn right into a gravelled lane. Continue along this lane until you reach a bridleway and the gates to The Sherley Close Estate will be seen on the left.

Viewing
Strictly through the vendors sole agent, Knight Frank LLP.
Important Notice

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Particulars dated: April 2013.