



Chinnor Road
Bledlow Ridge

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Bonners & Babingtons



An immaculately presented & versatile 5 bedroom contemporary detached property of 3857 SqFt, that would lend itself to an expanding family or multi generational living with annex potential. Situated in a much sought after area with landscaped gardens and stunning views over the Chilterns.

Ashridge House, Chinnor Road, Bledlow Ridge, HP14 4AW

Offers in Excess of £1,500,000

- 5 Bedroom Detached Property
- 4 Reception Rooms
- 3 Bathrooms
- Annex Potential
- Stunning Views Over The Chiltern Hills & Surrounding Countryside
- South Facing Landscaped Garden
- 30 x 12 Ft Outbuilding
- Walking Distance to Local Shop & Pub
- In & Out Horseshoe Driveway & Garage
- Excellent Transport Links



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Location

The sought after village of Bledlow Ridge is situated in an Area of Outstanding Natural Beauty within the Chiltern Hills. The village provides a local shop and The Boot, a popular Gastro pub.

Bledlow Ridge School provides excellent primary education in the village with Grammar schools nearby at High Wycombe. There are a good range of independent schools in the general area including Godstowe, Wycombe Abbey, St Teresa's, Griffin House School and Pipers Corner.

The nearby towns of Princes Risborough, Chinnor and High Wycombe all offer an excellent range of shopping and leisure facilities whilst for the commuter there are mainline railway stations to London at both Saunderton and Princes Risborough(Marylebone – 35 minutes).



Description

The property is entered through a gated in and out horse shoe driveway with plenty of parking for numerous cars, and consists of: entrance porch that leads into the grand entrance hallway where all rooms lead from.

During the current ownership the property has been remodelled and updated throughout, now offering spacious family living.

The real heart of the home is the modern kitchen/diner, a great place to socialise with friends or simply for a family to gather at the end of a busy day. The bespoke kitchen has ample eye and waist level storage units including 2 pull out larder draws, Silestone quartz work top, built in double ovens, wine cooler and coffee machine, integrated dishwasher, middle island with seating, and bi-fold doors opening onto the patio and beautiful south facing landscaped garden. From the kitchen there is a large separate utility room with space for white goods, more built in storage and a door to the garden, making this the perfect entrance for mucky dogs and children.

The property offers a further 5 good size reception rooms, including a snug with wood burning stove, formal entertaining room with bi-fold doors to the garden, home office and unlimited choices including a potential annex/bedroom or further work space/ play room as required. On the ground floor there is also additional built in storage, and a luxurious bathroom, with slipper bath, separate shower, vanity unit, heated towel rail and under floor heating which would compliment an annex or ground floor bedroom.

Upstairs there are four light and airy double bedrooms, with the dual aspect master bedroom boasting a bank of built in wardrobes and a modern shower room, with under floor heating, his & hers sinks with vanity unit and a heated towel rail. There is a family shower room with under floor heating and heated towel rail to serve the other bedrooms, but also the space to create another ensuite if desired.



Outside

To the front of the property there is a pretty lawn following the horse shoe driveway shape with mature hedging for privacy, a garage with electric doors, an EV charging point and access at both sides of the property to the rear garden.

The beautiful rear south facing landscaped garden, is certainly as welcoming as the rest of the house weather permitting! With a sociable built in BBQ, space for a hot tub, various seating areas to take advantage of the sun or the shade including a Pergola. The garden has mature beds and borders for colour and interest, hedging for added privacy, silver birch, plum and cherry trees, raised beds, herb garden and Japanese Zen garden, not to mention the stunning views over the surrounding countryside along with the odd passing horse or cow. There is also a greenhouse, summer house, large shed and a nice shady and secure enclosure for chickens. The 30 x 12 ft timber framed out building is currently used as a home gym, which has power, heating, WC and plumbing but is versatile enough to serve many other purposes.

There are fabulous walks nearby, a local shop and the pub is just a short stroll away.

Other notable features include: Double glazing throughout, gas central heating, mains drains, modern boiler and privately owned solar panels to generate and keep power for the hot water supply.



General Remarks and Stipulations

Tenure
Freehold

Services
Mains Drains, Gas Central Heating, Solar Panels

EPC Rating
Band B

Local Authority
Buckinghamshire Council

Viewing
Strictly by appointment with Bonners & Babingtons

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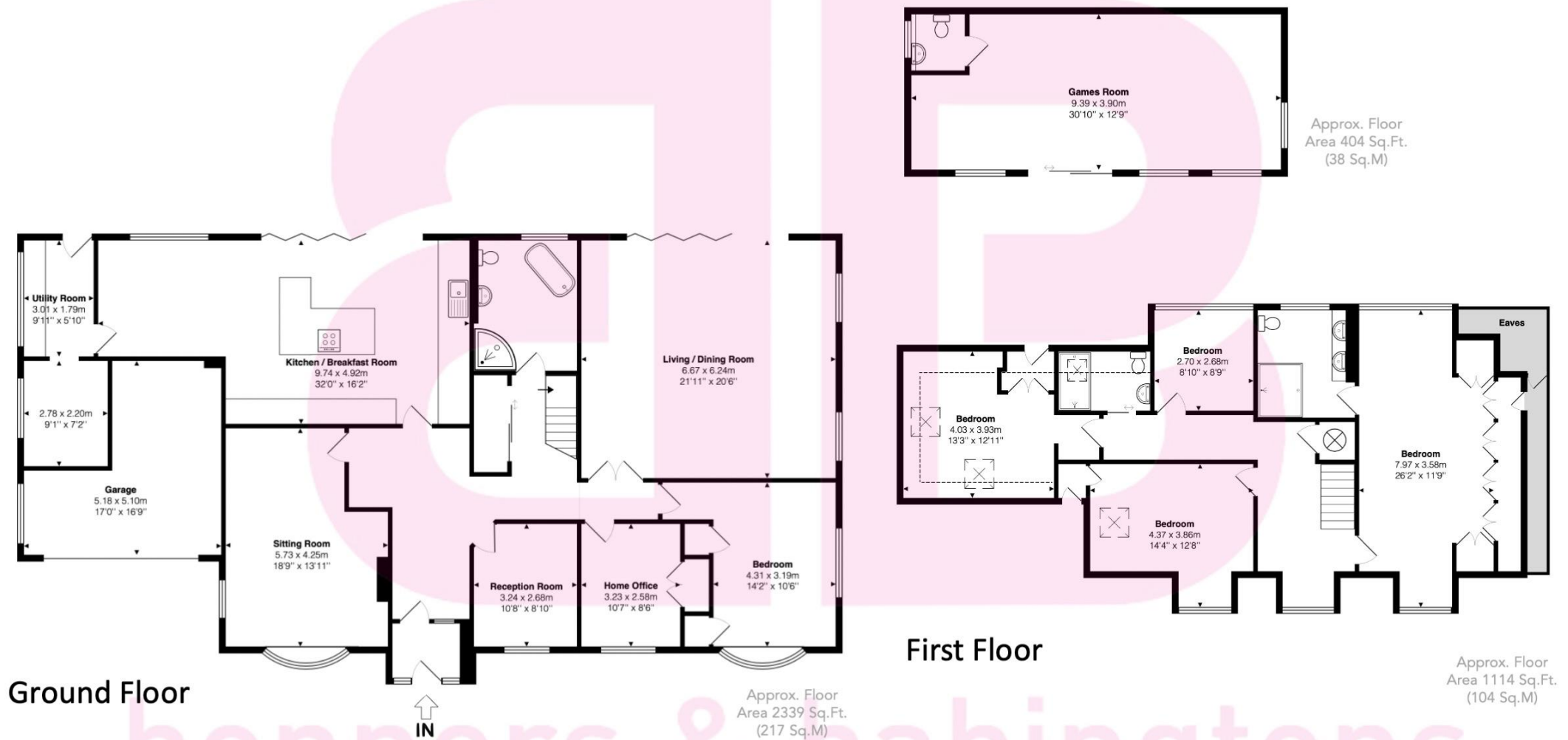
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Approx. Gross Internal Area

358 sq m – 3857 sq ft



This floorplan is not to scale. It is for guidance only
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