





# The Old House, Forty Green, Bledlow, Buckinghamshire, HP27 9PN



## The Old House

Representing a rare opportunity to purchase a property offering unrivalled privacy and seclusion, this is a charming Grade II listed, 5 bedroom period home set in beautiful grounds extending to approximately 2 acres, situated in a rural spot a mile down a 'no through' road. The house is surrounded by very attractive open countryside, yet is located within easy reach of a variety of local amenities and fast transport links to the major cities.

The Old House dates back to the 17<sup>th</sup> Century and is sympathetically decorated to suit the period yet modernised, having been remodelled and refurbished by its present owners. Good shaped and large reception rooms with wood burning stoves and fireplaces and an abundance of period features, such as exposed timbers and tiled and wood floors, create a wonderful space to relax and unwind. Adjoining these is a large kitchen/dining room with fitted units and appliances, extending to 20' long, with views over the garden. Upstairs, the dual aspect and bright principal bedrooms have high vaulted ceilings with exposed timbers. The master bedroom has an ensuite bathroom, whilst the guest bedroom has a washbasin and a bath. Planning permission and listed buildings consent has been sought and granted for a small single storey extension to provide further facilities for the guest bedroom. Two further double bedrooms, a single bedroom and a family bathroom complete the upstairs accommodation.

Outside, the grounds extend to approximately two acres and are laid mainly to lawn with exquisitely planted herbaceous, shrub and rose borders. Adjoining the house is a large paved terrace, providing space for *al fresco* dining during the warmer months. This leads through to the pool area with a large swimming pool with paved surround and a timber pool house. Planning permission has been sought and granted for a larger replacement pool house with better facilities. The gardens are surrounded by mature trees and hedging offering great seclusion. Fruit orchard and paddock areas are set to the boundaries and a double garage and parking area are to be found next to the roadside gate. A field gate provides vehicle access to the gardens.

## Accommodation

### Ground Floor

Reception Hall, Play Room, Living Room, Kitchen/Dining Room, Cloakroom.

### First Floor

Staircase 1 - Master Bedroom with ensuite Bathroom, 3 further Bedrooms, Family Bathroom.

Staircase 2 - Guest Bedroom.

### Outside

Grounds extending to approximately 2 acres, Swimming Pool, Pool House, Double Garage and Parking.





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## Bledlow

This popular village is located at the very foot of the Chiltern Hills in an Area of Outstanding Beauty and is surrounded by stunning English countryside with a network of lovely footpaths, bridleways and trails with some truly striking views. These include the famous and well-hiked Ridgeway, an 87 mile long route used since prehistoric times by travellers, herdsman and soldiers. The village has an award-winning pub, The Lions of Bledlow, which has featured in many an episode of Midsummer Murders and overlooks the village green. From here steam trains running from nearby Chinnor railway station can be spotted, as can a game of cricket, hosted by the local club. The village has a pretty Parish Church and an active local community.

For a wider selection of facilities, the picturesque and historic market towns of Princes Risborough and Thame and the pretty village of Chinnor are within easy reach. They offer a wide array of local amenities including schools at all levels, sports clubs, leisure centres, a choice of supermarkets, a variety of high street stores, restaurants, cafés and pubs and weekly markets. There are health centres, a number of dental practices and a cottage hospital. Further and more comprehensive facilities can be found in Aylesbury, High Wycombe and Oxford, about 10, 11 and 19 miles away, respectively.





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## Directions

From our town centre offices, leave Thame in a south-easterly direction on the B4445 heading towards Chinnor. Upon arrival in Chinnor, take the first left, into the Lower Icknield Way, B4009, heading towards Princes Risborough. After about 1.5 miles, upon entering Bledlow, turn left, signposted to Skittle Green and Forty Green. Continue up Skittle Green and fork left into Forty Green. Continue for 0.7 miles and The Old House can be found on your right, on a right hand bend.

## Transport Links

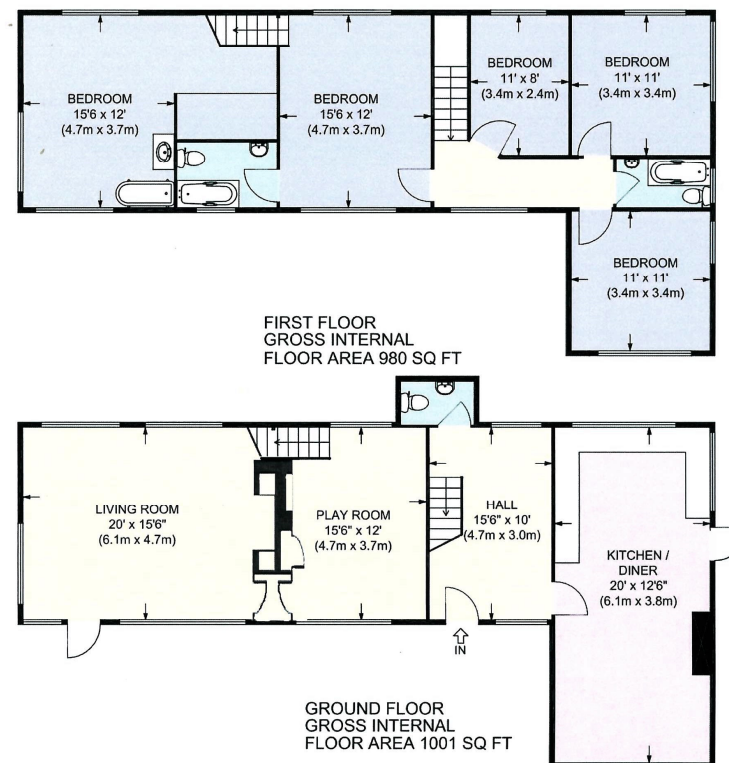
M40 Motorway (Junction 6) – circa 5 miles.

Princes Risborough railway station - circa 4 miles (London Marylebone from 35 minutes).

*Oxford Tube* - Coach Service to Oxford and Central London – circa 5 miles.

## Tenure

Freehold.



## Services

Mains Electricity and Water. Private Drainage. Oil Fired Central Heating.

## Local Authority

Wycombe District Council – [www.wycombe.gov.uk](http://www.wycombe.gov.uk)

## Tax Band

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