



Edgewood
Hampden Road | Buckinghamshire

£2,250,000
Freehold







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Edgewood is a sophisticated country residence set in beautiful grounds of approximately 7.3 acres. The property is very spacious and offers a wealth of charm and character, perfect for a family looking to reside in the beautiful Chiltern Hills, yet retain easy vehicular access to nearby rail links into London Marylebone at Great Missenden, Princes Risborough and High Wycombe (door to door journey time approx. 40 minutes). The property offers garaging, mature gardens with heated outdoor swimming pool, paddock land and far reaching views across the surrounding countryside. Some of its many pleasing features include:

- Five bedrooms, three bathrooms
- Spacious open kitchen/breakfast room
 - Three further reception rooms
- Gravel driveway with off-street parking for several cars & garaging for 6 cars
- Grounds of approx. 7.3 acres with heated swimming pool
- Views across garden, paddock and countryside beyond
 - Sole Agent



GROUND FLOOR

Dual aspect vestibule: semi-circular fan light above the original front door, original oak flooring, radiator, double multi-pane doors to entrance hall with original flooring, wood paneling, stairs rising to first floor.

Downstairs cloakroom/W.C.: modern matching heritage suite comprising high flush W.C, corner wash hand basin with mixer tap, Victorian style cast iron radiator, ceramic tiled floor, under stairs storage cupboard.

Triple aspect drawing room: double glazed casement door to south facing garden, three radiators, wall lights, open fireplace with mantelpiece surround with inset marble and marble hearth, shelving units either side, fitted carpet.

Snug: beautiful panel room, fitted carpet, two radiators with covers, wall lights.

Dining room: fitted carpet, feature fireplace (not working) with mantelpiece surround, two radiators with covers, wall lights, two storage cupboards.

Spacious kitchen/breakfast room: fitted with a range of matching base units and wall cabinets, composite stone worktop with inset 1 ½ bowl sink unit with single drainer, mixer tap and Hydro-boil, water softener, electric Everhot aga style cooker with two ovens, induction hob and hot plate, extractor hood over. Downlighting, kitchen island with breakfast bar, space for American style fridge freezer, integrated dishwasher, limestone flooring with electric under floor heating, radiator with cover, double glazed double doors, spotlights.

Wine room: limestone flooring, space for fridge, composite worktop, wall cabinet, spotlights, downlighting.

Boot room: fitted with a range of storage including coats cupboard, cupboard with oil fired central heating boiler, further storage cupboards, fitted bench with storage, double glazed door

to side pedestrian access and access through to garages, second double glazed door to rear garden terrace, limestone flooring, contemporary style vertical heated radiator, spotlights, access to loft.

Utility room: fitted with a range of matching floor to ceiling units, wooden worktop with inset ½ stainless steel sink unit with single drainer and mixer tap, plumbing for washing machine, integrated microwave oven, space for tumble dryer, electric under floor heating, spotlights.

Dual aspect bedroom five: fitted carpet, radiator, wall lights, access to loft.

Particularly spacious dual aspect en-suite bathroom/W.C.: heritage matching white suite comprising roll top claw footed freestanding bath with centre Victorian style mixer tap with shower attachment, pedestal wash hand basin, large shower cubicle with hand held shower and rainfall shower head above, low flush W.C, ceramic tiled floor with electric underfloor heating, Victorian styled cast iron radiator, traditional heated



towel rail surround, colonial style shutters, spotlights, extractor fan, wall lights.

FIRST FLOOR

Spacious half galleried landing: night lights, wall lights, access to part boarded loft via pull down ladder.

Dual aspect principal bedroom: fitted carpet, two radiators, range of built in wardrobe cupboards, storage cupboard with shelving, spotlights, wall lights.

Dressing room: fitted carpet, radiator, range of built in wardrobe cupboards.

Dual aspect en-suite bathroom/W.C: modern matching white heritage suite comprising claw footed roll top freestanding bath with Victorian style mixer tap and shower attachment, large shower cubicle with hand held shower and rainfall shower head over, low flush W.C, his and hers wash hand basins with drawers under, traditional Victorian style heated towel rail, ceramic tiled floor with electric under floor heating, spotlights.

Bedroom three: fitted carpet, radiator, built in wardrobe cupboards, wall lights.





Spacious separate W.C: matching white suite comprising low flush W.C, pedestal wash hand basin, radiator with cover, ceramic tiled floor, spotlights.

Family bathroom/W.C: modern matching white heritage suite comprising roll top claw footed freestanding bath with mixer tap and shower attachment, large shower cubicle with hand held shower and rainfall shower head over, contemporary style chrome vertical heated towel rail, low flush W/C, wash hand basin with marble surround and drawers under, ceramic tiled floor with electric under floor heating, extractor fan, spotlights.

Bedroom two: fitted carpet, radiator, wall lights, range of built in wardrobe cupboards, linen cupboard.

Dual aspect bedroom four: fitted carpet, wall lights, radiator.

OUTSIDE

Drive – five bar gate leading to gravel driveway providing parking for several cars, formal lawn area which extends around the side of the property, flagstone path, well stocked flower and shrub borders.

Garaging - garage with weathervane to roof (ideal for conversion to family room subject to planning permission) and detached double length single garage to side, both with power and light. Storage area ideal for bins and logs.

Gym with sauna room- spotlights, electric wall heater – through to; sauna with cement tiled floor and particularly large shower cubicle, spotlights, extractor fan.

Gardens - paved terrace, outdoor swimming pool with air source heat pump.

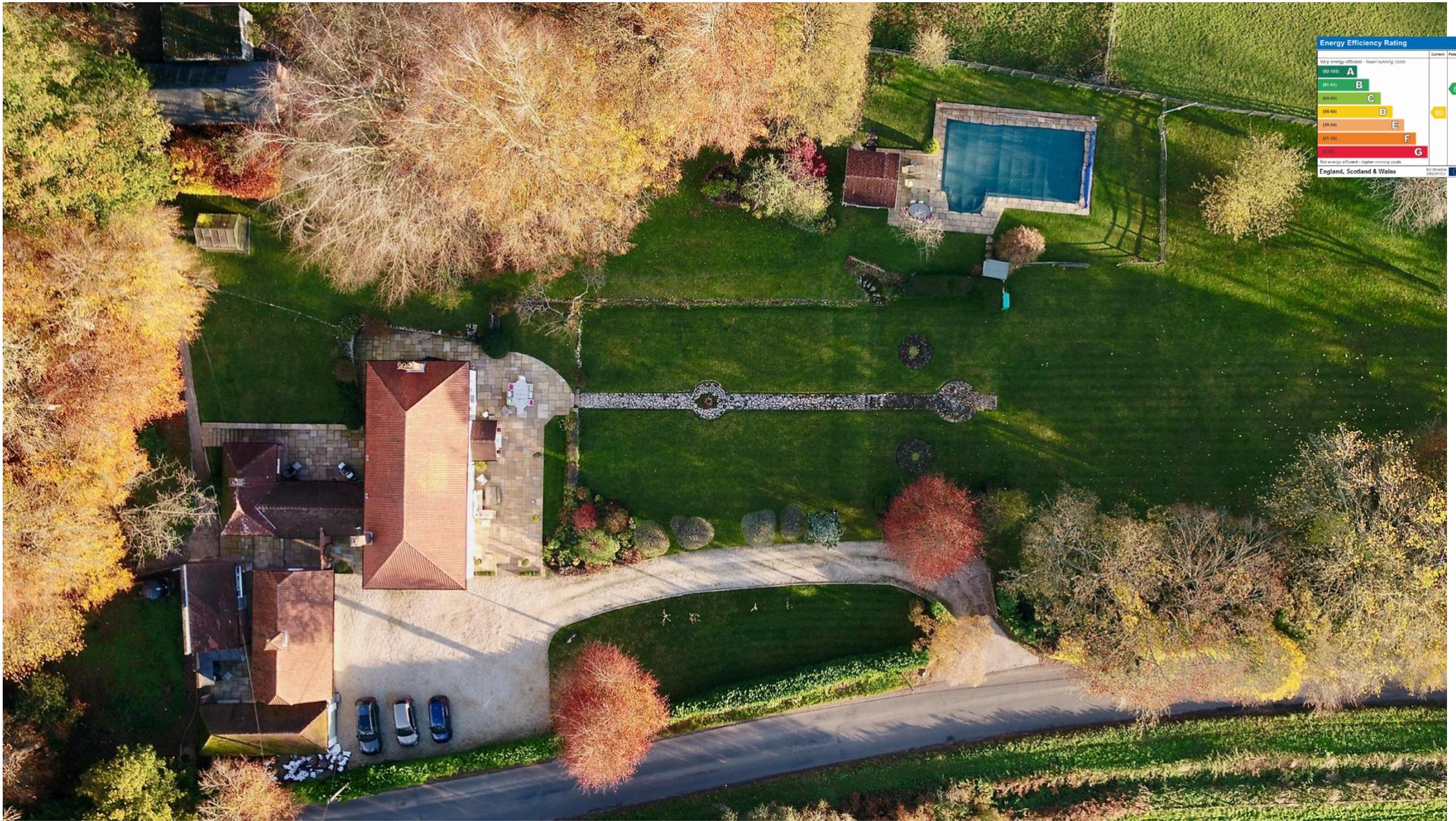
Timber pool house- small kitchen area, sitting area and changing room, outside lighting.

Paddock area -two gently sloping paddocks, mainly enclosed by post and rail fencing, gate leading to:-

Stable yard - partially enclosed by post and rail fencing, horse trailer access, hay barn, timber framed block comprising three loose boxes and tack room.







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