

PRIESTLEYS FARM

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GUIDE PRICE

£4,000,000



A charming and unlisted Georgian fronted farm house, in 12.5 acres with breath taking views over the Hambleden Valley

ADDRESS
Priestleys Farm
Finings Road
Lane End
Buckinghamshire
HP14 3LP

LOCAL
Laceys Farm Shop
The Grouse & Ale, Lane End
The Chequers Inn, Fingest

**TOWNS
& TRAIN
STATIONS**
Marlow 5.7 miles
Henley-on-Thames 10.6 miles
Central London 35 miles
High Wycombe Station 5.6 miles
London Marylebone from 29 mins
London Heathrow 25 miles

THE
COUNTRY
HOUSE
DEPT.

51°37'14.3"N 0°50'58.1"W



ABOUT THIS HOUSE

GENERAL

4

BEDROOMS

3

BATH/SHOWER
ROOMS

4

RECEPTION
ROOMS

2

GUEST
ACCOMODATION

1

PARTY BARN

SERVICES

Mains water and electricity and drainage. Oil fired central heating to the house with air source heat pump for the cottage and party barn. Underfloor heating in the kitchen, dining room and party barn

EPC

F

COUNCIL TAX

Band H

LOCAL AUTHORITY

Buckinghamshire

ACREAGE

12.5

HOUSE AND GROUNDS

Nestled away, at the end of a wooded drive, in a completely private and tranquil position, sits Priestleys Farm, an immaculate and perfectly positioned Georgian fronted farmhouse with far reaching views over the Hambleden Valley.

Having not been sold since 1927, the current owners purchased the property in 2002 and embarked on a long and fastidious refurbishment programme. The unlisted house originally dates from the 18th Century, with the Georgian façade added in circa 1820 – 1830. As well as a full refurbishment, the current owners have extended the property and in doing so they have created stunning vistas from both the kitchen and the sitting room, which features a magnificent picture window, brimming with the outstanding views of the valley unfolding before it. The position and view is quite simply remarkable – you cannot see another house.

The four bedroom principle house is in excellent condition throughout and the 17th century brick and flint rear of the property is a lovely contrast to the Georgian façade. There is an attractive west facing terrace which soaks up the panorama and is complete with an old well.





ABOUT THIS HOUSE

HOUSE AND GROUNDS (CONTINUED)

There are a series of outbuildings dotted around a charming and scattered courtyard, which can be approached via a secondary driveway, made up of original brick and flint cart sheds, workshops and barns.

The formal gardens have a wide selection of trees including mulberry, cherry, plum, apple, apricot and fig. The garden is well stocked and beautifully designed and includes a natural pond and swimming pool which is overlooked by a delightful summerhouse.

The remainder of the 12.54 acres is made up of two paddocks, woodland and a small section of parkland, all of which take in the magnificent westerly views. The various outbuilding could provide stabling for equestrian uses if desired.

BARN

The main barn is an original period barn that was relocated from Warwickshire and re-erected by the current owners in 2008. The barn is a fully insulated building, complete with underfloor heating, making it ideal for classic car storage – there is even a car maintenance pit. Additionally, this building makes for a wonderful party barn and includes a large inglenook fireplace, a kitchen and a W/C.

SMALLER BARN

The smaller barn has been converted into two cottages.





ABOUT THIS AREA

OUR THOUGHTS ON LANE END

Priestleys Farm is located outside of the village of Lane End. The village is about a 10 minute walk from the property and includes pubs, a vets, a hairdressers, paper shop and pharmacy. Lane End lies approximately three miles north of the river Thames on the western edge of the Chiltern Hills. The village is part of a conservation area.

Ideally placed for commuting to London, Junction 4 of the M40 is about 4 miles away with the fast trains from High Wycombe to Marylebone also easily accessible.

The vibrant Georgian market town of Marlow is made up of historic streets and an abundance of boutique shops, restaurants, cafes and bistros all adding to the town's unique charm. Situated in the rolling Chiltern Hills there is superb walking and inexhaustible options for lovers of the outdoors as well as an impressive array of high quality pubs and restaurants.





View



Landing

Beautiful period features throughout the house



Main Bedroom





View



Workshop



Summer House

Spectacular views





Barn



Barn

Relocated from Warwickshire and re-erected
by the current owners in 2008



Barn





Annexe



Annexe



Annexe

A barn has been converted into a cottage and split into two annexes





Swimming Pool



Terrace

The gardens have been well designed providing wonderful colour and privacy



View



FLOOR PLAN

677.7 sq m / 7,295 sq ft

TOTAL

331.2 sq m / 3,565 sq ft

MAIN HOUSE

22.2 sq m / 239 sq ft

CELLAR

127.2 sq m / 1,369 sq ft

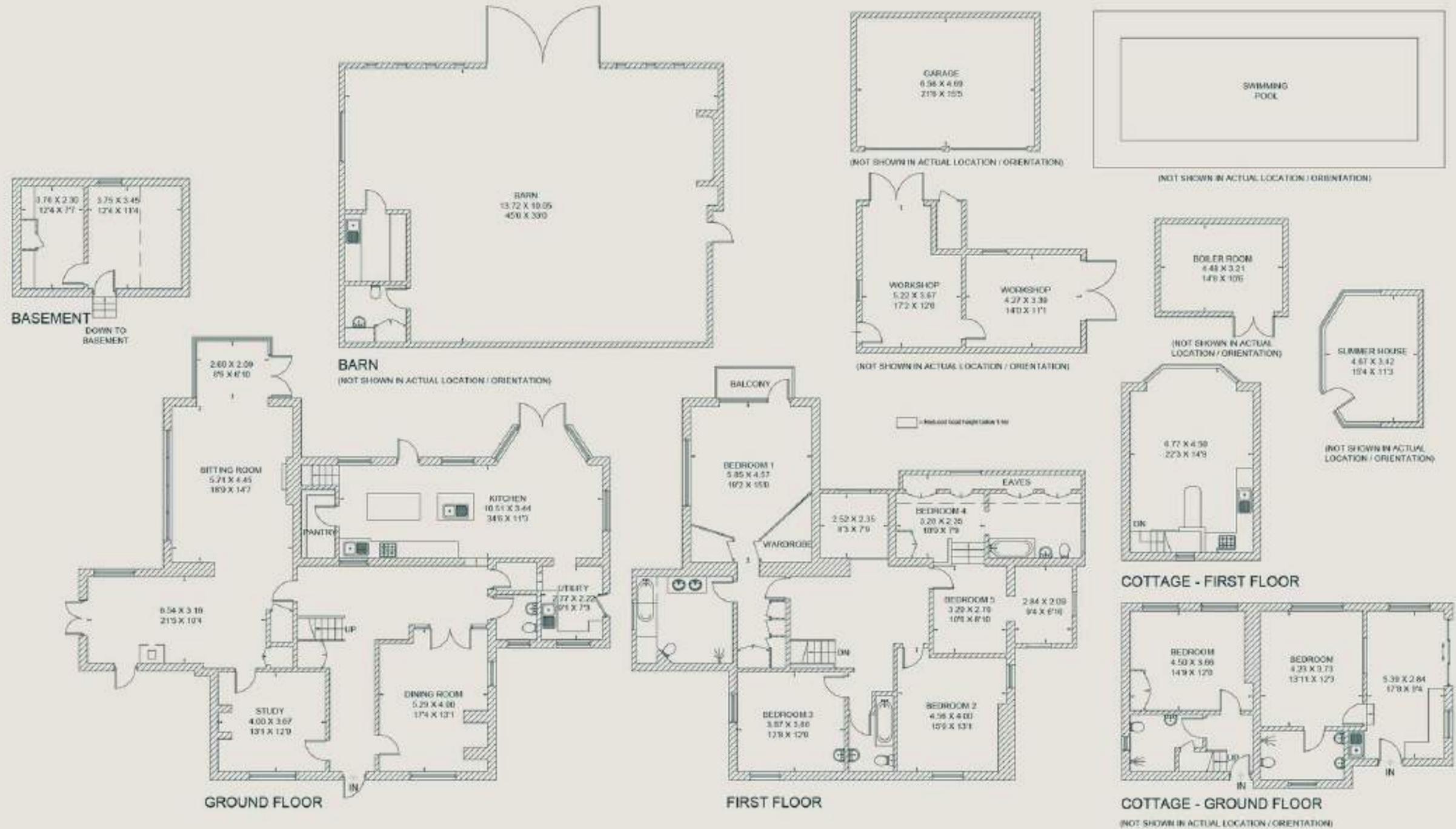
COTTAGE

227.7 sq m / 2,451 sq ft

OUTBUILDINGS

For identification purposes only.

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THE
COUNTRY
↔ HOUSE
DEPT.

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