Hotley Bottom Lane

Prestwood | Buckinghamshire

£3,250,000

Freehold

JeremySwan

Beechcroft

Hotley Bottom Lane | Prestwood

We're delighted to offer this fantastic opportunity to purchase a property that is truly rare to the market; Beechcroft is an imposing country residence available for the first time in over thirty years. Its vast accommodation is extensive and lends itself well to modern lifestyles whilst retaining period charm and character.
Some of its many pleasing features include:

- **Four bedrooms & three bathrooms**
- **Three reception spaces**
- **Open plan kitchen / living space opening onto landscaped gardens**
- **Extensive range of outbuildings including barns, carports and stables**
- **Private lake**
- **Paddocks and fields amounting to approximately 9.7 acres**
- **Additional three-bedroom detached cottage within grounds**
- **Far reaching views**

GROUND FLOOR

Large reception entrance hall – solid wood floor, two radiators with covers, open fireplace with inset cast iron wood burning stove on a raised quarry tiled hearth with a timber mantel beam. Spotlights and stairs rising to first floor.

Back porch – tiled floor, covered radiator, stable door to rear access, roof lantern providing an abundance of natural light.

Downstairs cloakroom / WC – matching white suite comprising low flush WC, wash hand basin, radiator, tiled floor.

Triple aspect sitting room – fitted carpet, large open fireplace with brick hearth and timber mantel, wall lights, timber beams, two square bays both with leaded light windows, multipaned double doors to landscaped garden, three radiators. Storage cupboard.

Dual aspect study/ occasional bedroom – double glazed door to garden, storage cupboard, range of built in shelving, two radiators.

En-suite shower room / WC – matching white suite comprising pedestal wash hand basin, low flush WC, radiator, shower cubicle, fitted carpet.

Large utility room – range of base units with granite worktop over, double Belfast sink unit with mixer tap, vented for tumble dryer, roof lantern providing an abundance of natural light, tiled flooring, airing cupboard housing lagged copper cylinder hot water tank, cupboard housing Worcester Bosch gas fired central heating boiler.

Triple aspect open plan snug sitting room / dining room / kitchen / study –
Snug/sitting room – solid Maple flooring, open fireplace with granite hearth with timber mantel. Exposed timber beams, spotlights, radiator, built in drawers, storage and shelving units

Dining room – multipaned double doors to landscaped rear garden, square bay leaded light windows, solid wood floor, two radiators, spotlights.

Kitchen – fitted with a matching range of solid maple units and drawers, large island unit with maple worktop with inset 1 ½ bowl stainless steel sink unit with single drainer and mixer tap bin system, plumbing for dishwasher, electric two oven Aga surrounded by granite pan sides. Double multipaned doors to landscaped garden. Spotlights, solid Maple flooring.

Study area – ideal for home working, solid maple desk unit with drawers and storage cupboards, integrated fridge, solid Maple flooring, spotlights.

FIRST FLOOR

Large vaulted dual aspect principal suite – large range of built in wardrobe cupboards, solid Maple flooring, two radiators, views across own fields and beyond to open countryside.

Large vaulted en-suite bathroom WC – matching five piece suite comprising large bath with Victorian style mixer tap and shower attachment, dual wash hand basins with mixer taps, marble surrounds and storage cupboards under, bidet with mixer tap, low flush WC, large walk in shower with rainfall shower head and separate handheld shower. Vertical heated towel rail, ceramic tiled flooring, spotlights, access to loft space via pull down ladder.

Vaulted galleried landing – solid Maple flooring, two radiators, storage cupboard, space for chandelier.

Dual aspect bedroom two – fitted carpet, two radiators, built in shelving and drawers with dressing table, built in wardrobe cupboards, access to loft space, spotlights.

Dual aspect bedroom three – leaded light windows, two radiators, range of built in wardrobe cupboards, fitted carpet, access to loft space.

Part vaulted bedroom four – fitted carpet, range of built in wardrobe cupboards, raised double bed space with work area beneath, fitted carpet, spotlights, door to:

Family bathroom/WC – Matching suite comprising pedestal wash hand basin with mixer tap, low flush WC, panel bath with mixer tap and shower attachment. Ceramic tiled flooring, spotlights, storage cupboard.

En-suite bathroom / WC – matching white suite comprising panel bath with corner mixer tap and separate shower over, shower screen, low flush WC, bidet with mixer tap, wash hand basin with mixer tap and cupboards under, heated towel rail, radiator, ceramic tiled floor, access to loft space.

OUTSIDE

Gravel driveway – owned by Beechcroft, but also used by neighbouring properties The Bield and Hotley Rough; providing off street parking for many cars.

Two bay heritage style oak framed car port, three bay heritage style oak framed car port and further hard standing.

Large barn - shelving, power and light ideal for storage or any future redevelopment subject to the necessary planning permission. Large workshop with power and light to the rear. Further workshop with power, light, butlers sink and wood burning stove. Outside shower room/WC ideal for when one has finished wild swimming in one's lake; airing cupboard housing pressurised hot water tank.

The lake - bullrushes, water lilies, a jetty, ducks and geese.

Additional barn - housing home gym, stairs rising to first floor – currently used as:

Home office suite – double glazed windows, large bespoke wooden work desk, fitted carpet, spotlights, exposed timber beams, raised mezzanine level, Velux window, air conditioning.

Stable area – outside taps, concrete yard ideal for horse box, timber shed with power and light, two stables, further timber mower shed

Land – paddocks with post rail and stock proof fencing, wildlife walk, meadow walk encompassing the lake.

South westerly facing landscaped garden – designed as a traditional English country garden; A magnificent Copper Beech tree, pergola, symmetrical York stone paving lined with exceptionally well stocked traditional flower beds, summer house with leaded light windows and clay tiled roof, various other sun terraces with flower and shrub borders.

In all, about 9.7 acres.

The Bield

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The Bield is a delightful cottage which serves as ancillary accommodation to Beechcroft. Its accommodation is spacious and versatile, and oozes character and charm. Some of its many pleasing features include:

- **Three bedrooms**
- **Two reception rooms**
- **Two bathrooms**
- **Far reaching views**
- **Character features including beams and feature fireplaces**

GROUND FLOOR

Entrance porch – fitted carpet, door to entrance hall, stairs rising to first floor, radiator

Downstairs cloakroom WC – matching suite comprising low flush WC, wash hand basin, fitted carpet, extractor fan.

Triple aspect kitchen / dining room –
Dining area – fitted carpet, radiator, timber beams.
Spacious kitchen – fitted with a range of matching base units and display cabinets, wooden worktop with 1 ½ bowl white sink unit with single drainer and mixer tap, stainless steel four ring gas cooker with electric oven and grill; stainless steel splashback and matching extractor over. Radiator, integrated fridge and freezer, plumbing for dishwasher, spotlights, wood laminate flooring.

Utility room – plumbing for washing machine and venting for tumble dryer, base units, worktop and wall cabinets. Storage cupboards, wood laminate flooring, door to rear garden.

Dual aspect sitting room – fitted carpet, radiator, open fireplace with inset cast iron gas living flame stove on a brick hearth with timber mantelpiece. Sanderson electric blinds fitted to both windows.

Study – fitted carpet, radiator.

FIRST FLOOR

Dual aspect landing – fitted carpet, radiator

Family bathroom WC – matching white suite comprising panel bath with separate shower over, dual wash hand basin, low flush WC, radiator, airing cupboard housing lagged copper cylinder hot water tank.

Dual aspect principal bedroom – fitted carpet, radiator.

Bedroom two – fitted carpet, two sets of built in wardrobe cupboards, radiator

Bedroom three – fitted carpet, radiator.

En-suite shower room / WC – matching white suite comprising shower cubicle, wash hand basin with cupboards under, low flush WC, heated towel rail, wood laminate flooring, spotlights and extractor.

OUTSIDE

Front garden – mainly laid to lawn

Rear garden – fully paved rear garden.

Off street parking for several vehicles.

64 High Street, Great Missenden, Buckinghamshire HP16 0AN Tel: 01494 890990
Email: info@jeremyswan.co.uk To register, please visit our website at www.jeremyswan.co.uk.
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Jeremy Swan