



bonners & babingtons

Piddington Lane,
Wheeler End

Piddington Lane, Wheeler End Buckinghamshire HP14 3NG

Guide Price £895,000

Tucked away in the peaceful surroundings of Wheeler End Common, Chipps is a truly charming Grade II listed country home, believed to date back to the 17th century. Originally formed from two cottages within the historic Dashwood Estate, the property has been thoughtfully adapted over the years while retaining an abundance of character and period charm. Set within just over half an acre of attractive gardens, the property offers a wonderful sense of privacy and tranquility.

On entering, the dining hall immediately sets the tone, featuring exposed beams, an impressive inglenook fireplace and a wood-burning stove. French doors lead through to the conservatory, where views across the rear garden can be enjoyed, with doors providing direct access outside. The beautifully presented sitting room is a particularly inviting space, enjoying a dual aspect, exposed beams and another striking inglenook fireplace. An inner hallway provides access to the first floor and outside, while the adjoining study offers excellent flexibility and could also be utilised as a bedroom or nursery, with a bathroom conveniently positioned alongside.

The kitchen combines practicality with traditional character, fitted with a range of units, a peninsula breakfast bar and a combination of granite and timber work surfaces. Integrated appliances are incorporated throughout, while doors lead directly into the conservatory. A useful utility room and boot room/cloakroom complete this part of the accommodation.

Upstairs, the bedrooms are arranged across two separate staircases, adding to the individuality of this delightful home. The principal bedroom is a particularly characterful room, featuring vaulted ceilings, exposed beams and views across the gardens. A separate dressing room with fitted wardrobes leads to an en suite shower room. The second staircase leads to a charming guest bedroom and an additional landing space currently used as a fourth bedroom. Both enjoy attractive views and retain the character that runs throughout the property.





Outside, the gardens are undoubtedly one of Chipps' standout features. The front and rear gardens are beautifully landscaped, combining generous areas of lawn with mature trees, established hedging and well-stocked borders filled with colour and fragrance. To the rear, an ornamental pond flows gently into a meandering stream, creating a peaceful and picturesque setting. A generous terrace immediately adjoining the house provides an ideal space for outdoor dining and entertaining, while a delightful brick-built summer house offers a versatile home office or studio away from the main house.

A gravelled driveway provides ample off-road parking and leads to a detached double garage, with useful storage and studio accommodation above.

Combining historic character, versatile accommodation and beautiful private gardens, Chipps represents a rare opportunity to acquire a distinctive country home in an idyllic rural setting, whilst remaining within easy reach of Marlow and the surrounding amenities.

Tenure: Freehold

Council Tax Band: G



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		



Disclaimer

We endeavour to make our particulars accurate and reliable. They are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate and photographs provided for guidance only. No undertaking is given as to the structural condition of the property, or any necessary consents, or the operating ability or efficiency of any service, system or appliance. Prospective purchasers must satisfy themselves with regard to each of these points. If there is any particular aspect of the property about which you would like further information, please contact us, especially, before you travel to the property. B2170

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