



Cherry Dell, Chapel Hill, Speen, Buckinghamshire

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An attractive 4 bedroom family home in a delightful elevated location set in gardens and grounds extending to approximately 40 acres – available as a whole or in 2 lots.

### Summary of accommodation

**Ground Floor** – Entrance hall | Cloakroom | Sitting room | Dining room | Study  
Kitchen/breakfast room | Utility room

**First Floor** – Principal bedroom with en suite | Three further bedrooms  
Family bathroom | Night cloakroom

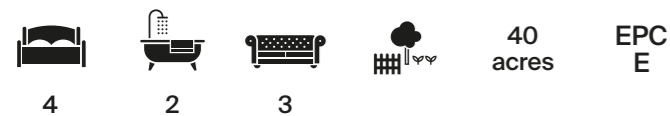
**Garden and grounds** – Gardens | Arable land | Woodland | Double garage  
Internal and external store

In all approximately 40 acres

Video Link: [Click here](#)

### Distances

High Wycombe 4.5 miles (London Marylebone 28 minutes), Great Missenden 5 miles, M40 (J4) 6 miles, Beaconsfield 10 miles, Aylesbury 12 miles, London Heathrow Airport 23 miles, Oxford 26.5 miles, Central London 35.5 miles.  
(Distances and times approximate)



### Location

Cherry Dell is set in a quiet no-through lane on the edge of the pretty Chiltern village of Speen, in an area of Outstanding Natural Beauty.

The village has a well regarded primary school, useful shop and a tennis club. More comprehensive shopping and leisure facilities can be found in High Wycombe, which is only 4.5 miles away, also offering a mainline railway station to London Marylebone (approximately 28 mins). Junction 4 of the M40 is approximately 6 miles, giving access to the M25, Heathrow and Gatwick Airports and the National Motorway Network. The Chiltern countryside around Speen offers an abundance of beautiful walks and bridleways.

Buckinghamshire is renowned for its education system and Speen falls within the catchment area for the High Wycombe Grammar Schools, with a choice of Independent schooling for boys and girls of all ages, within the area.

## Cherry Dell

Cherry Dell is an attractive four bedroom family home now in need of some updating and modernisation. The layout is as shown in the enclosed floor plans and it is set in a delightful, elevated situation with far reaching rural views.

The house lends itself to either extending or redevelopment subject to the usual planning consents. A planning appraisal and a pre-application document has been submitted to the Planning Authority that illustrates the potential for either a traditional Arts and Crafts dwelling or a Contemporary Home with over 4000 sqft of modern living space, plus potential for additional storage and agricultural or equestrian buildings. This has been carried out by a professional team who can assist a purchaser wishing to build a new bespoke home and details are available through the selling agents.



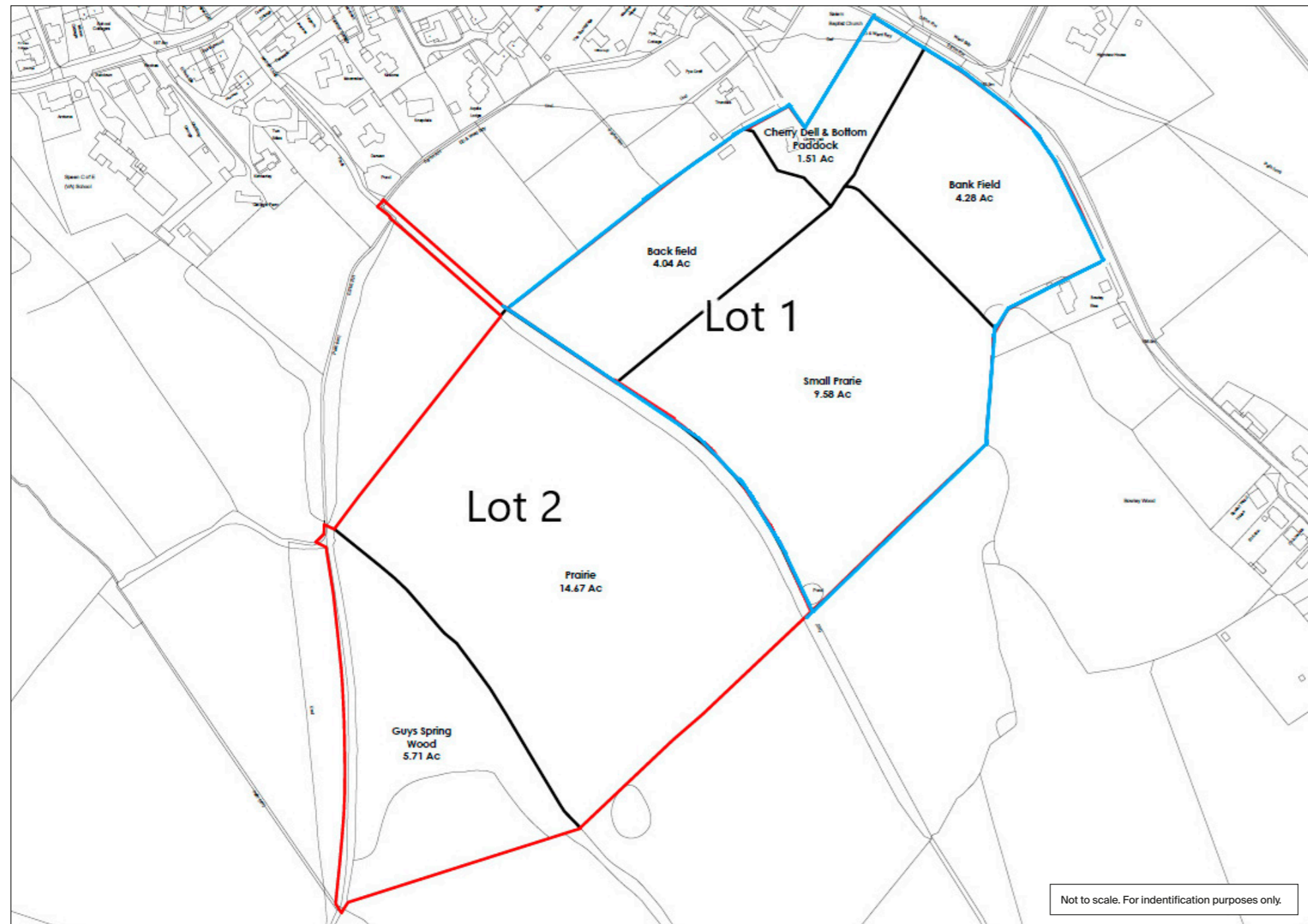
## Garden and Grounds

Cherry Dell is approached from the lane through a gated entrance leading to the driveway and garaging. A pedestrian gate leads to the front of house immediately adjacent, to which is a pretty courtyard style garden. Beyond this are well maintained gardens sloping gently to the village lane. The House is surrounded by the fields- Bank Field 4.28 acres, Back Field 4.04 acres and Small Prairie 9.58 acres. This makes up a total of 17.9 acres for Lot 1.

Beyond Back Field and the Small Prairie is Lot 2, The Prairie- a large field of approximately 14.67 acres leading in turn to Guys Spring Wood 5.71 acres. There is separate vehicular access to Prairie via Water Lane with a further right of way giving vehicular access to the woods. This makes up a total of 20.38 acres for Lot 2.

The total land area makes up 41.1 acres and the preference is for these to be sold as a whole.





## Farm Business Tenancy & Grazing Licences

The Small Prairie and Prairie are held on a Farm Business Tenancy. Details of this can be made available as required.

Bottom Paddock and Field Bank are both subject to a Grazing Licence- details of which can be made available.

## Property Information

**Guide Price:** Offers in excess of £1,500,000

**Tenure:** Freehold

**Services:** Mains water, electricity, drainage & gas

**Local Authority & Council Tax Band:** Buckinghamshire County Council. Band G

**Postcode:** HP27 OSP

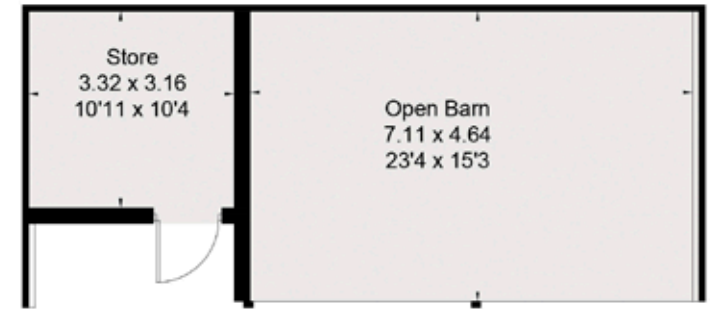
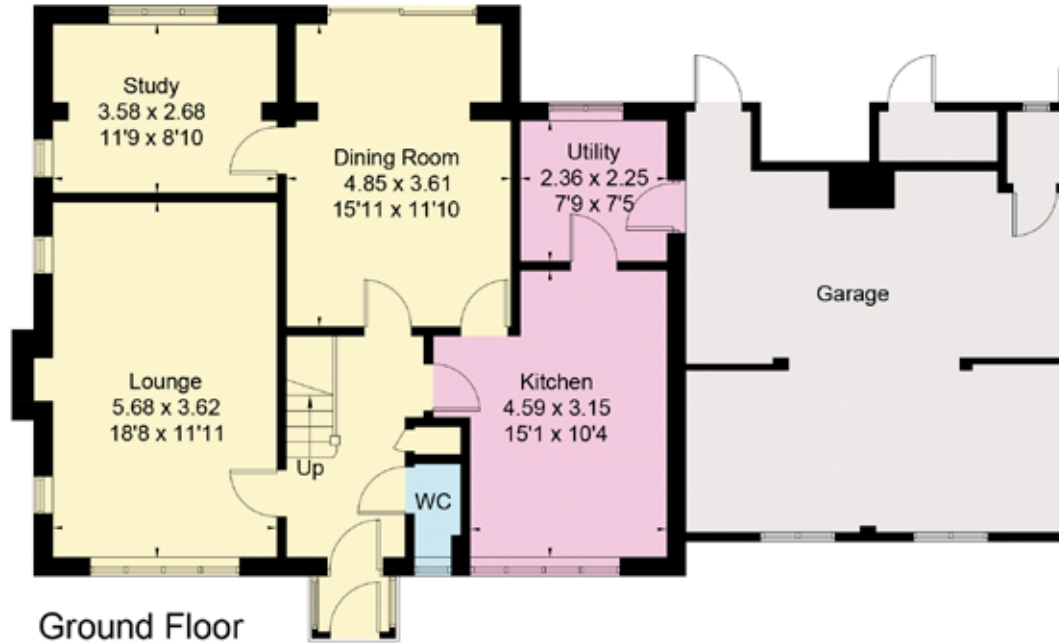
### Approximate Gross Internal Floor Area

Main House: 189 sq m / 2,030 sq ft (Including garage)

Main House: 50 sq m / 540 sq ft

Total: 239 sq m / 2,570 sq ft

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



### Outbuilding

(Not Shown In Actual Location / Orientation)



### First Floor

**Knight Frank Beaconsfield**

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated May 2023. Photographs and videos dated May 2023.

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