

# Peterley Manor, Great Missenden, Buckinghamshire

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## A unique Georgian Manor House in the heart of The Chilterns.

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### Summary of accommodation

#### Main House

Entrance porch | Dining hall | Sitting room | Drawing room

Kitchen/breakfast room | Utility room | Cloakroom

Cellars

Galleried landing | Principal bedroom with dressing room  
and en suite shower room | Bedroom two with en suite  
shower room | Two further bedrooms | Study/bedroom five  
family bathroom

#### Garden and Grounds

Garden room/recording studio

Glamping tent with bedroom and living room/kitchen

Greenhouse

Double garage



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## Situation

Peterley Manor is one of three dwellings on the site of the original 17th century Manor House, situated in Peterley, high in the Chiltern Hills above the village of Great Missenden. Peterley Manor was once part of the Ancestral home and ancient seat of the Dormers- a rich and powerful family whose ancestry can be traced from before the Norman Conquest.

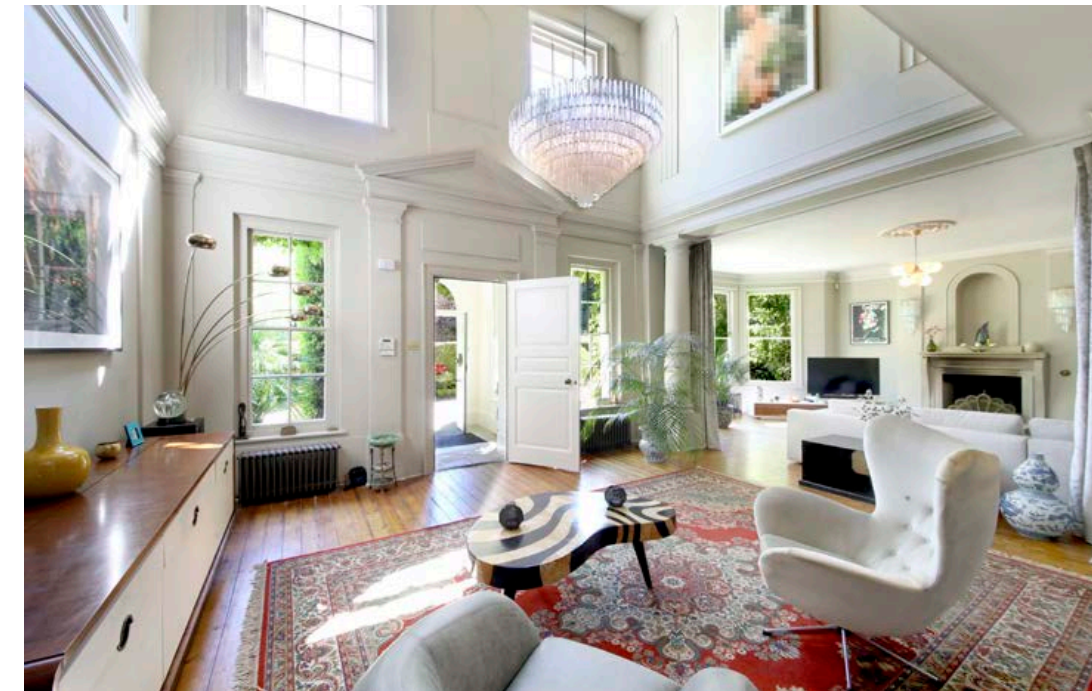
Peterley is surrounded by wonderful Chiltern countryside, offering many delightful walks and rides. It is ideally situated for the commuter, with access to London Marylebone from Great Missenden, and the Metropolitan tube line to London Baker Street from Amersham and Chesham. There are also excellent road communications to London via the M40 (junction 2), giving access to the M25 National Motorway Network.

The property benefits from local amenities in nearby Prestwood and Great Missenden, with further shopping facilities at Beaconsfield and Amersham. Directly opposite Peterley Manor, across the lane is Peterley Manor Farm which houses a wonderful Farm Shop and Restaurant. The area is renowned for its schooling, with a choice of independent and state schools for children of all ages.

## Distances

Great Missenden 2.5 miles (London Marylebone 46 minutes), Amersham 6.6 miles (London Marylebone 40 minutes, London Baker Street 47 minutes), M40 Junction 4 6.8 miles, Central London 35.6 miles.

(Distances and times approximate)



## Peterley Manor

Peterley Manor is a wonderful Georgian home forming the major part of the original Manor House. The accommodation is as shown in the enclosed floorplans and offers versatile and spacious living.

From the good-sized entrance porch, double doors open into the stunning, double height reception/dining hall with 24ft ceilings and is overlooked by the lovely galleried landing above. The reception hall opens into a delightful sitting room, framed by white stone pillars with exposed wooden flooring, an attractive feature fireplace and a large bay window overlooking the front gardens.

The drawing room, approached directly from the reception hall, has herringbone wood flooring and a large bay window to the front.

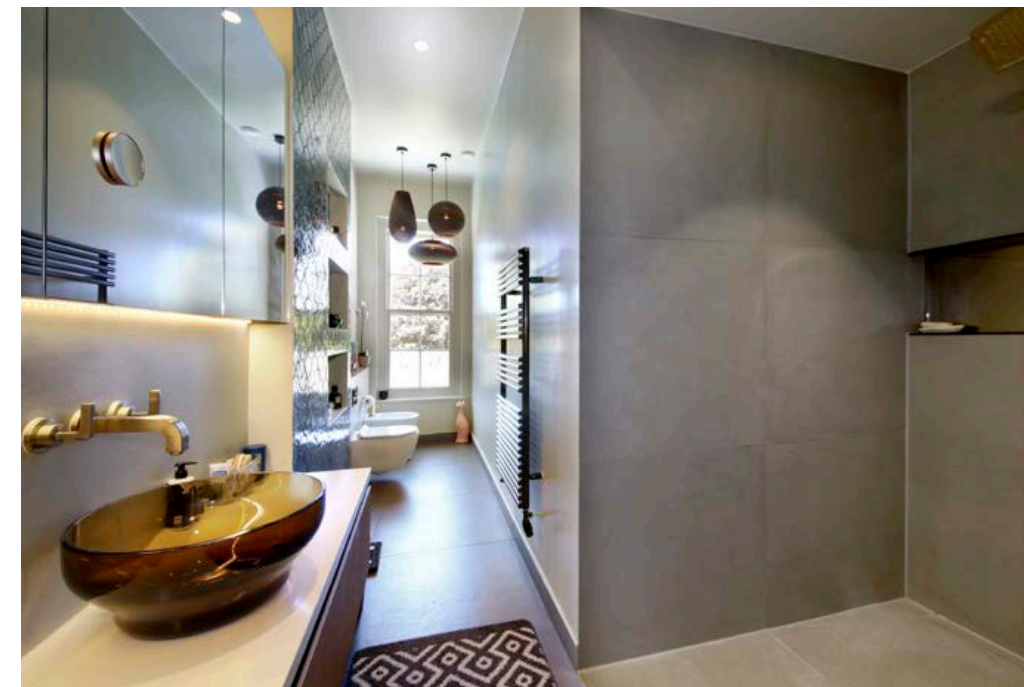
To the rear of the house, the kitchen is well fitted with a large Wolf range cooker, a good sized central island and ample storage. The kitchen opens up into the breakfast room with glazed ceilings and doors, as well as glazed side panels leading to the rear gardens. There is also a very useful pantry area, fitted cloakroom and ground floor toilet.

From the rear of the reception hall there is a door and stairs leading down to the good sized cellars which house the plant equipment, space and plumbing for a washing machine and tumble drier, wine racks and further storage.

The dramatic, galleried first floor landing overlooks the reception hall below. The principal bedroom with high ceilings has a feature fireplace and an Italian, matte finished, free standing bath. There are a range of Italian built in wardrobes and en suite shower room.

The guest bedroom has an en suite shower room, with bedrooms three and four sharing the family bathroom. Bedroom five is currently used as a first floor study.









## Garden and Grounds

Peterley Manor is approached down a lane and along a gravelled driveway via electric gates. Beyond this, there are areas of gravelled parking leading to the front of the Manor House, with a planted central turning circle housing an attractive seating area and secluded hot tub. The gardens to the front of the house are formally laid out, with floral beds and borders, rare and mature Handkerchief and Indian Bean trees, large lawned areas and a wooded dell with a large natural pond.

The double garage to the front of the house has been converted to create a wonderful garden/entertainment room. This has been sound proofed and is currently a recording studio/production suite.

To the rear, approached from the kitchen/breakfast area, is a pretty herb garden and stunning fig tree. Beyond this, a long path set underneath a remarkable arched hazel wood tunnel leads to the rear gardens. Past the large green house there is a good expanse of lawn, apple orchard, damson tree, pleached pear trees and four large vegetable patches. There are also views out onto fields and ancient woodland with Scotch Pine trees.

At the far end of this lovely garden is a large self contained Glamping tent with living space, a kitchenette, shower and bedroom. It has two interior wood burning stoves, a fire pit and pizza oven; making this a stunning place to entertain and enjoy.









