



The Pommery, Bovingdon Green,
Buckinghamshire



A unique period home in a wonderful rural location

Quietly located at the end of a private road in secluded gardens, the property has an abundance of charm and character.

Summary of accommodation

Ground Floor

Entrance hall | Sitting Room | Dining room | Living Room | Cloakroom
Kitchen/breakfast room | Laundry room | Boot Room | Utility room
Bedroom with en suite bathroom

First Floor

Principal bedroom with en suite shower room | 3 further bedrooms
Cloakroom | family bathroom | Galleried study

Garden and grounds

Double garage | Studio/office | Greenhouse | 2 Paddocks 3.35 acres

Local Authority

Wycombe District Council

Services

Mains electricity and water, LGP gas and private drainage.

Tenure

Freehold

Energy Performance Certificate

Rating: Band E



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The Property

The Pommery offers spacious accommodation with feature fireplaces, original tiling, ornate doors and vaulted ceilings.

The entrance porch opens into a hallway that gives access to the reception rooms and staircase to the first floor. The sitting room has a delightful ornate tiled fireplace and built-in cupboards, the Living room has wooden flooring and French windows opening on to the south facing garden. An inner hallway opens into a beautiful galleried dining room with full height leaded window overlooking the rear garden, a vaulted ceiling and a feature fireplace with copper canopy and gas stove. There are stairs to the galleried Study and double doors to the bedroom suite.

Double doors also access the kitchen/breakfast room with a range of Shaker style wall and base units, a mixture of granite and wooden work surfaces and wooden flooring. There are a range of Neff appliances and a dining area overlooking the garden. A laundry room and larder can be accessed from the kitchen with door to garden and also a W.C.

To the other side of the property is a additional kitchen/utility room with a range of wall and base units, an Everhot electric oven, larder cupboard and access to a boot room with butlers sink and door to the drive and garden. From the dining room is a double bedroom with ensuite bathroom and extensive wardrobe space.

On the first floor is a landing with a feature window overlooking the Dining room and access to the spacious Principal bedroom with en suite shower room and windows looking out over the surrounding countryside. There are a further three double bedrooms, one with a walk in tiled dressing area (suitable for possible conversion to en suite bathroom), and a family bathroom and separate W.C.

Garden and grounds

The property is set in delightful gardens which surround the property. The garden is mainly laid to lawn with a boundary of mature hedging, specimen trees and flowerbeds filled with a mixture of shrubs and roses. There is also a garden shed and a traditional greenhouse. To the front and side of the property is a gravel driveway with access to the double garage and garden Studio/Office, both of which have light and power. Behind the Studio is a vegetable garden and utility area. There are two adjoining paddocks (approximately 3.35 acres) which are separated by hedgerows and fencing. The entire grounds extend to approaching 4 acres.



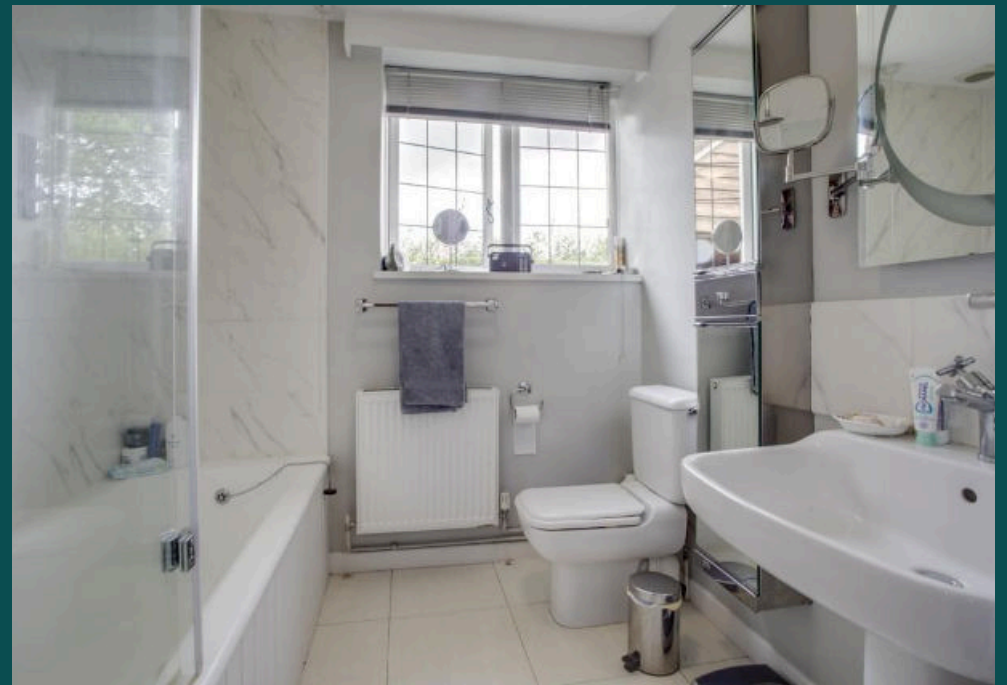


The Situation

The Pommery is set in a semi-rural location between Bovingdon Green and Marlow Common, designated an Area of Outstanding Natural Beauty. Nearby Marlow has an excellent range of shopping, sporting facilities and excellent public houses, cafes and restaurants and a variety of schools including the renowned Sir William Borlase Grammar School. There are a wide selection of private schools in neighbouring towns. Marlow has a rail service to Paddington, via Maidenhead with a Crossrail connection. The area is well served with road and rail links with easy access via the M40 and M4 to the national motorway network.



The property was once the residence of Harriet Ford, a Canadian born landscape artist in the 1890s. A number of furnishings still remain from her time at the property.





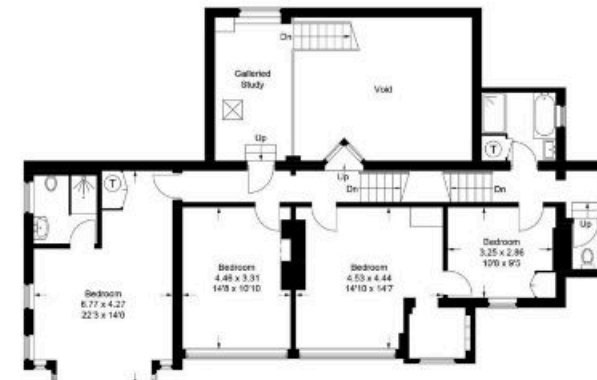
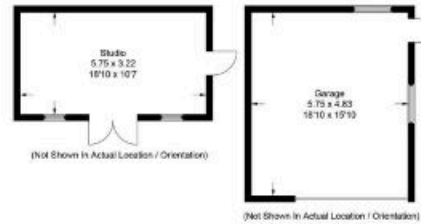
Directions (SL7 2JH)

From Henley-on-Thames turn right into Bell Street and continue to roundabout, turn right onto Marlow Road (A4155). Continue for 7 miles and turn left into Spinfield Lane, when you reach Bovingdon Green bear left onto track and The Pommery will be found at the very end.

From Marlow High Street, turn into West Street, first right into Oxford Road, continue up Chalkpit Lane and pass The Royal Oak Pub turn left on to Bovingdon Green. Go across the Green, turn left on to track where The Pommery can be found at the very end.



Approximate Gross Internal Area
 Ground Floor = 178.3 sq m / 1,919 sq ft
 First Floor = 114.4 sq m / 1,231 sq ft
 (Excluding Void)
 Studio / Garage = 46.3 sq m / 498 sq ft
 Total = 339.0 sq m / 3,648 sq ft



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I would be delighted to tell you more

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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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