

BLUEEYS FARMHOUSE



MARLOW | BUCKINGHAMSHIRE



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Marlow 3.1 miles | Henley-on-Thames 7.3 miles | High Wycombe 7.6 miles (trains to London Marylebone from 25 minutes) | Maidenhead 8.7 miles
(Trains to London Paddington from 18 minutes) | Central London 38 miles | M40 (Junction 4) 6.1 miles | M4 (Junction 8/9) 10.3 miles
(All distances and times are approximate)

*‘Charming period Farmhouse with ancillary accommodation
and glorious views across its own valley and woodland’*

SUMMARY OF ACCOMMODATION

Kitchen/Breakfast Room | Drawing Room | Dining Room | Games Room | Sitting Room | Study | Reception Hall | Boot Room
Laundry Room | Spiral Wine Cellar | Cloakroom | WC

Principal Bedroom Suite | Guest Bedroom Suite | Five Further Double Bedrooms (one en suite) | Two Bathrooms

Two Bedroom Cottage | Triple Garage with room above | Stable Block

Tennis Court | Swimming Pool | Manège | Formal Gardens | Lawns | Grazing Land | Arable Land & Woodland

In all about 116 acres



Viewing by appointment only.

These particulars are intended only as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page of the brochure.

SITUATION

Blueys Farmhouse is situated close to the highly desirable town of Marlow, but nestled in a private valley in the Chilterns, an area of outstanding natural beauty. The setting of Blueys Farmhouse is truly rural with beautiful uninterrupted views across its owned valley and woodland beyond.

Blueys Farmhouse is only 3 miles from Marlow and 7 miles from Henley-on-Thames, both of which have comprehensive leisure facilities including restaurants, boutique shops, supermarkets and coffee shops, as well as other extensive amenities. Marlow and Henley-on-Thames have train stations to London Paddington via Maidenhead and Twyford respectively. High Wycombe train station offers a direct service to London Marylebone. Communication links are excellent with access to the national motorway network via the M40 and M4. London Heathrow and Northolt Private Airports have an average drivetime of 35 minutes.



There is an excellent selection of independent schools in the area include Wycombe Abbey, Wellington College, Eton and Queen Anne's School as well as local nurseries, primary and secondary/ grammar schools.

Boating may be enjoyed on the River Thames with a number of fine rowing clubs in the locality including marina facilities at Harleyford, Mill End and Wargrave. Racing may be enjoyed at Ascot, Windsor, Newbury and Kempton. There are some fine golf courses in the area including Henley-on-Thames, Temple, Huntercombe, Winter Hill, Wentworth and Sunningdale. The immediate surrounding countryside of Blueys Farmhouse provides arguably the very best riding and walking within the Chiltern Hills.



DESCRIPTION

Blueys Farmhouse consists of a very fine Grade II listed brick period Farmhouse with seven bedrooms, in addition to which there is a two bedroom cottage. The Farmhouse offers wonderful accommodation with a number of good-sized reception rooms, including the recently built wing which comprises a large reception area with a spiral cellar, study and bedrooms above. All reception rooms on the ground floor have access via French doors to the York stone terrace outside and the formal gardens.

The accommodation is arranged over two floors and provides a charming and practical combination of bedrooms and bathrooms and additional reception rooms, with three sets of stairs it provides a wonderful flow throughout the property.

The brick and timber cottage, is a fine dwelling comprising a sitting room, kitchen and two bedrooms and shower room on the first floor. It enjoys its own area of private garden and being close to the main residence, would be ideal for guests or dual family occupation. Attached to the cottage is a timber cladded building housing the laundry room, WC and rooms for the boilers.







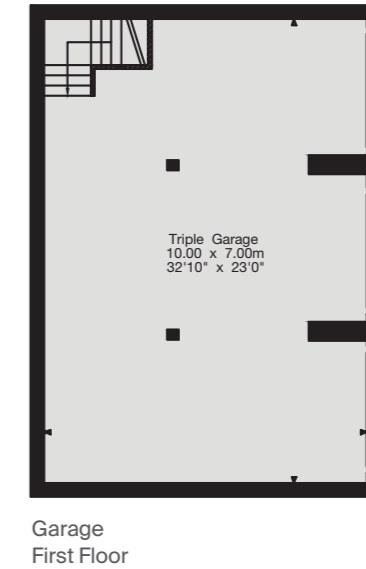
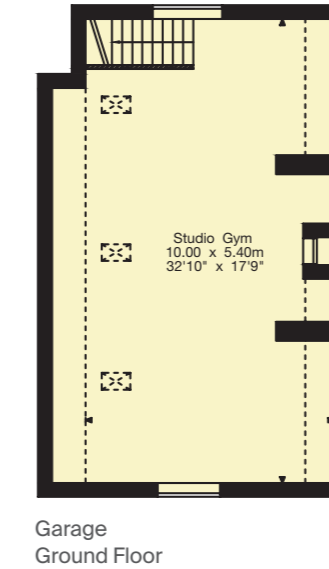
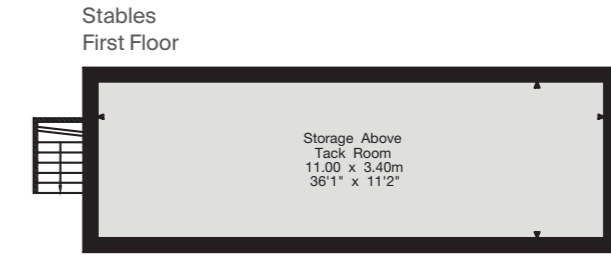
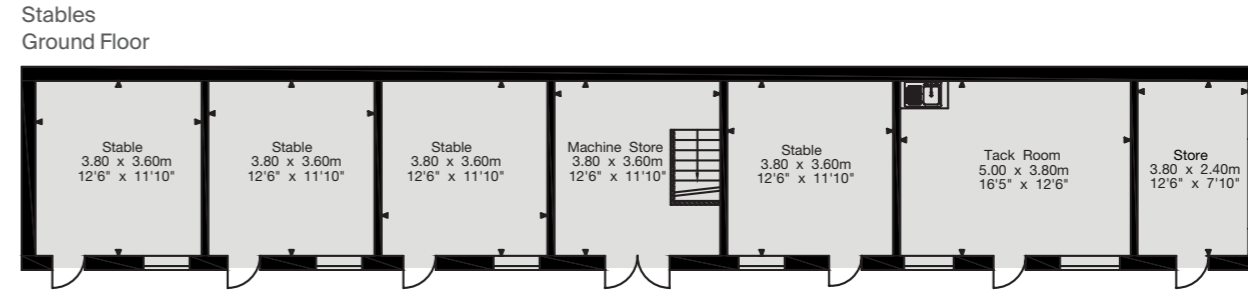
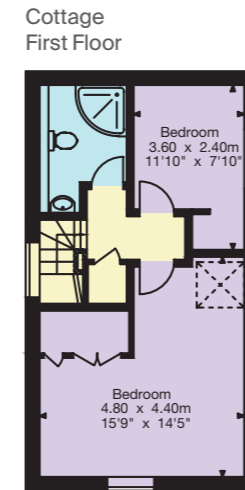
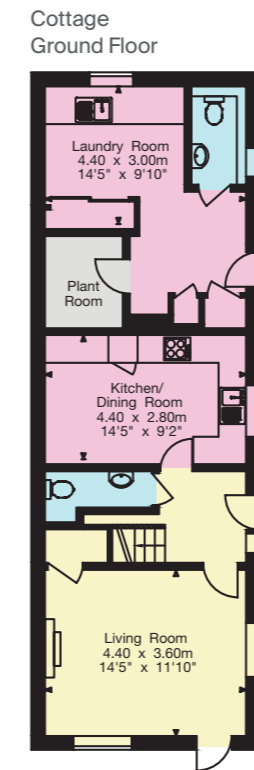
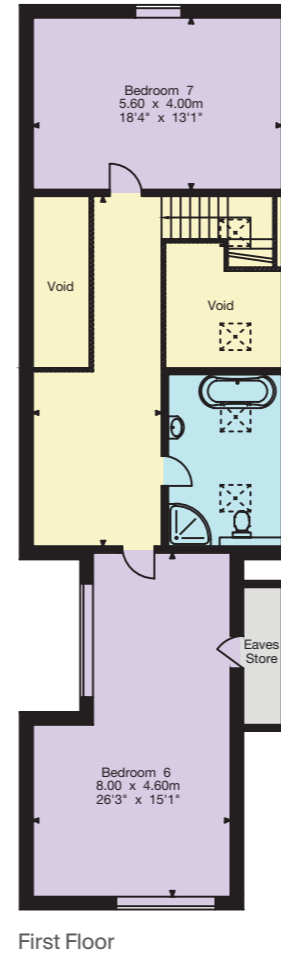
BLUEYS FARMHOUSE

FLOOR PLANS



Approximate Gross Internal Area:
 Main House - 572 sq m / 6,156 sq ft
 Cottage - 99 sq m / 1,065 sq ft
 Garage - 131 sq m / 1,409 sq ft
 Stable - 137 sq m / 1,478 sq ft
Total - 939 sq m / 10,108 sq ft
 Swimming Pool - 49 sq m / 527 sq ft
*For identification only, not to scale.
 Not in actual location / orientation*

- Reception Rooms/General Circulation Areas
- Kitchen/Workshop/Utility/Plant
- Bedroom/Dressing Rooms
- Bathrooms
- Storage



OUTSIDE

Blueys Farmhouse is approached through electric timber gates. There is a large gravelled area at the front of the house with a triple garage on the left (with a room above) and the main house on the right. There is beautiful manicured topiary with lavender at the front of the house.

At the rear of the house, there are magnificent easterly views across the valley. The majority of the formal gardens are positioned at the back of the property with lawns running to the parkland fencing beyond. The swimming pool is located nearby and easily accessible from both the games room and the drawing room. A water feature runs through the middle of the formal gardens, fed by two ornamental ponds above.

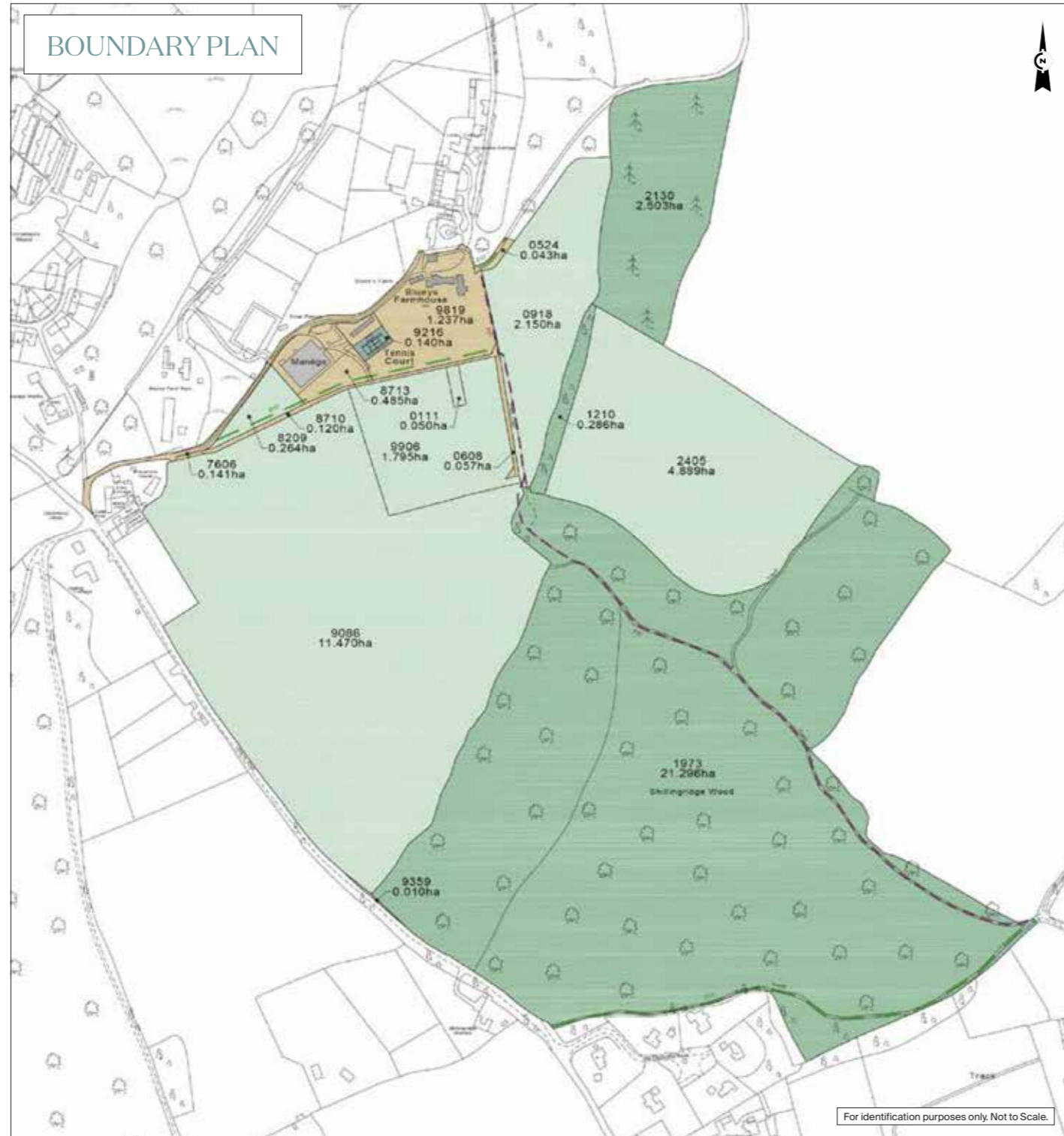
The formal gardens climb up a gentle slope, a brick path meanders through trellising up to the sunken hard tennis court with a viewing gallery. Steps lead up to the timber stable block above, the building comprises a workshop, tack room, four stables and tractor shed.





The ménage is further up the slope with separate access from the lane and has parking opposite for equine vehicles. The land beyond the formal gardens is beautifully undulated countryside, currently used for grazing land, arable land and the remainder is mixed deciduous woodland. The grazing land is situated close to the main house with field shelters and a water supply. Part of the land is let out to a farmer, there is a formal grazing license in place. The family use part of the land for driven partridge and pheasant shoot in collaboration with neighbouring estates. The land extends in all to about 116 acres.





GENERAL REMARKS AND STIPULATIONS

TENURE

Freehold with vacant possession on completion.

SERVICES

Mains water and electricity services connected. Private drainage, Oil central heating.

EPC RATINGS

Blueys Farmhouse: F
Cottage: D

LISTINGS

Blueys Farmhouse: Grade II Listed
The Cottage: Grade II Listed

LOCAL AUTHORITY

Wycombe District Council.
Tel: 01494 461000.

FIXTURES AND FITTINGS

Curtains, garden statuary, light fittings, appliances and other removable fixtures and fittings are not included in the sale but may be available by separate negotiation.

EASEMENTS, WAYLEAVES AND RIGHTS OF WAY

The property is offered subject to and with the benefit of all rights of way either public or private, all easements, wayleaves and other rights of way whether they are specifically referred to or not. Copies of plans showing public rights of way can be obtained from the vendor's agents.

There is a public footpath through the land.

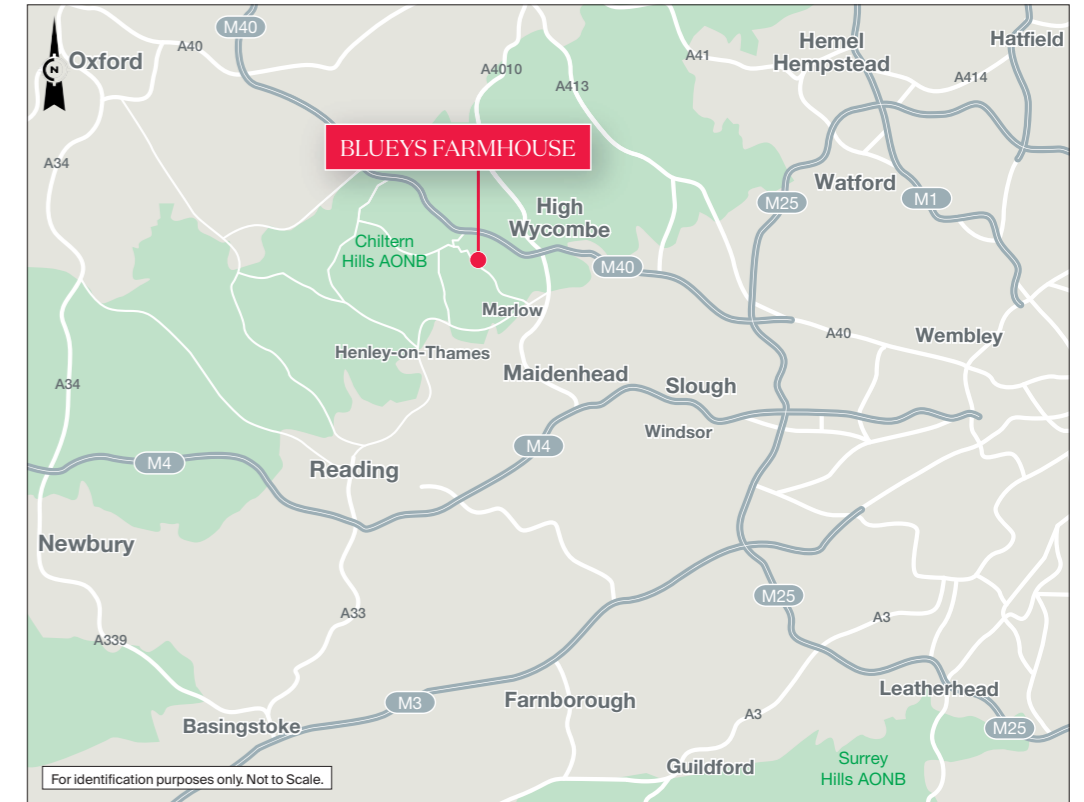
DIRECTIONS

Postcode - SL7 2HT

From Marlow town centre head proceed towards Henley (A4155) on West Street, before Platts Ford Garage turn right onto Oxford Road continue towards Bovingdon Green. Passing the Royal Oak pub, proceed past the left fork to Marlow Common. Continue along the Frieth Road, at the next crossroads, turn right onto Fynamore Lane. Continue down the lane to the bottom of the valley, Blueys Farmhouse gates are found on the right-hand side.

VIEWING

All viewings are strictly by appointment with the Vendor's agents.



Viewing strictly by appointment only. Please contact the selling agents:

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