

Grymsdyke Manor, Lacey Green, Buckinghamshire





A handsome family manor house with land.

Summary of accommodation

Main House

Reception hall | Kitchen / breakfast room | Dining room
Drawing room | Family room | Library | Snug | Games room
Ground floor bedroom / office with en suite shower room
Utility room | Boot room | Pantry | WC | Cellar

Principal bedroom with en suite bathroom and dressing room | Bedroom 2 with en suite shower room
Bedroom 3 with en suite shower room

Four further bedrooms | Family bathroom | Shower room
Gymnasium | Second floor hobbies room and separate WC

Garden and Grounds

Landscaped formal gardens | Lawns
Vegetable garden and fruit cages | Rose garden
Tennis court | Orangery
Swimming pool with retractable cover and pool house
Garaging | Paddocks

In all about 12.78 acres



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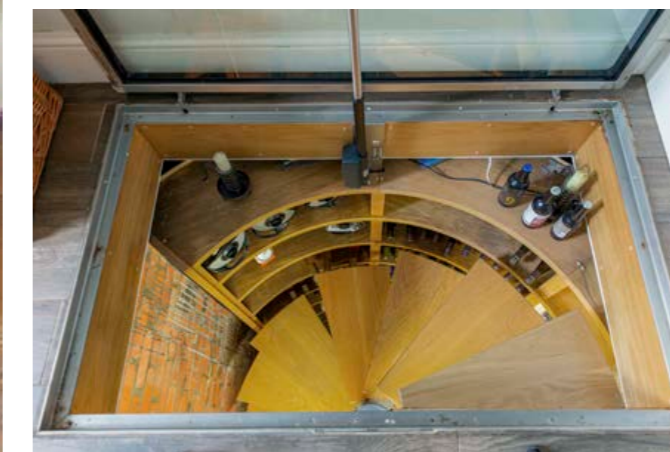
Situation

The Chiltern Hills stretch from the River Thames in Oxfordshire to Hitchin in Hertfordshire and are nationally protected (AONB) as some of the finest countryside in the UK. Encompassing bluebell woods, rolling hills and ancient woodland, the area is well-known for wonderful walks, pretty villages and country public houses. Grymsdyke Manor is situated in Lacey Green, a pretty and popular Chiltern village. The community benefits from a thriving village hall (with part-time Post Office), playing fields, tennis and cricket clubs, a children's playground, pubs and the highly regarded St John's C of E primary school. Buckinghamshire is renowned for its grammar and private schools, with an excellent selection of both within the locality. Princes Risborough is approximately 3 miles distant and provides train services to London Marylebone (approximately 40 minutes fast train) along with day-to-day shops and amenities, a leisure centre and swimming pool. Access to the M40 at High Wycombe is 7.2 miles distant and connects to the M25 network.

Distances

Saunderton Station 1 mile (London Marylebone from 38 minutes), Princes Risborough 3 miles (London Marylebone from 31 minutes), High Wycombe Station 7.2 miles (London Marylebone from 23 minutes), M40 (junction 4) 4 miles. Heathrow Airport 30 miles, Central London (Baker Street) – 35 miles.

(Distances and time are approximate).



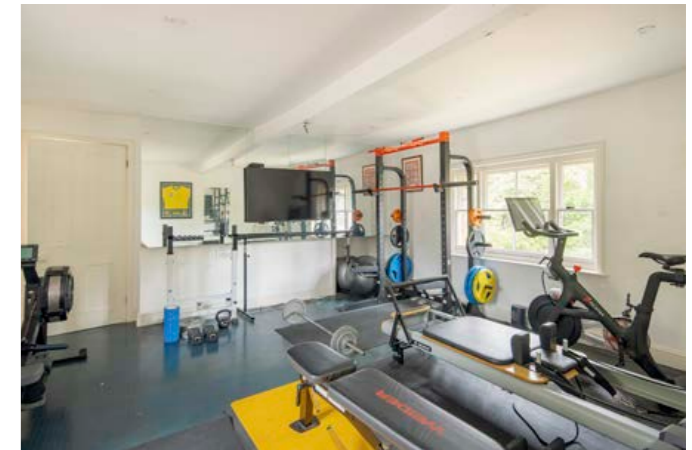
Grymsdyke Manor

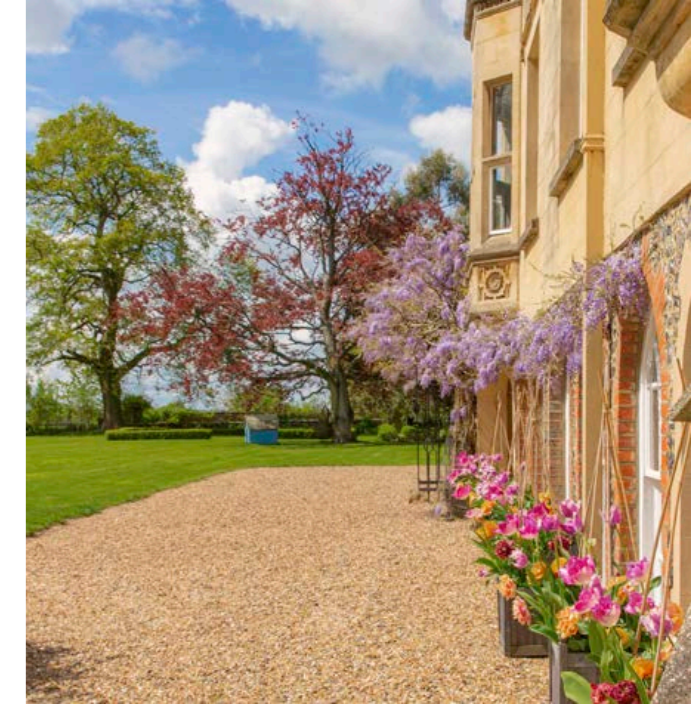
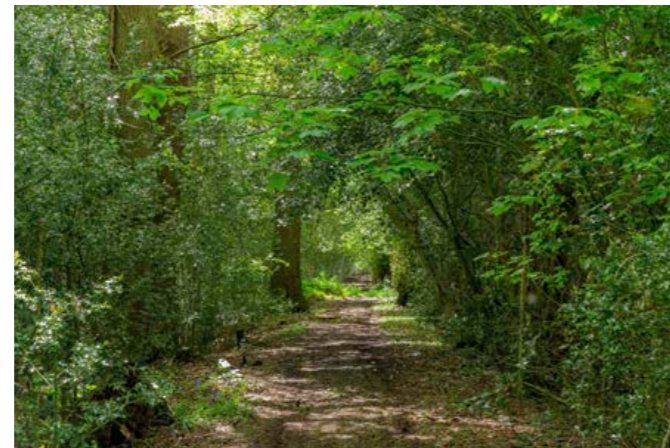
Grymsdyke Manor is a handsome early 18th century manor house with Victorian additions, notable for their gothic style and including a crenellated parapet wall to the main façade, sash windows and stone detailing. Numerous historical features have been retained such as attractive stone fireplaces in the reception hall, dining room and drawing room, moulded decorative cornicing, exposed wooden floors and panelled doors.

The property is entered through an impressive portico and large reception hall with the dual aspect dining room to the right and the drawing room, library and family room on the south-westerly side of the house, overlooking the gardens. In the kitchen there is an electric Aga, a walk-in pantry and a glass hatch door to the wine cellar below. The utility room, boot room, cloakroom and lobby complete the accommodation on the ground floor.

The north wing comprising a games room, office/bedroom and snug on the ground floor would work well as a self-contained annexe; ideal for guests, relatives or teenage children. It has a spiral staircase to the three bedrooms and a gymnasium above.

Within the main part of the house there are five bedrooms on the first floor and the principal suite is dual aspect with a fine bay window, a large dressing room and an en suite bathroom. Two of the other bedrooms have en suite bath or shower rooms whilst the remaining two are served by the family bathroom. The guest bedroom overlooking the garden on the south-easterly side offers access to the tower.





Garden and Grounds

The main access drive to the property is through double gates down a long gravel drive beneath a canopy of trees. The gardens extend to about 4.5 acres and provide a delightful setting for the house, arranged mainly as sweeping lawns interspersed with a variety of mature trees including oak and copper beech. A rose garden, fruit cages and a vegetable garden create extra interest.

To the south east of the house is the enclosed heated mosaic-tiled swimming pool with a retractable cover adjoining changing room and sauna. Additionally, there is a floodlit tennis court, greenhouse and an outbuilding comprising three garages, a workshop and an orangery. There are two paddocks which extend to about 8.3 acres.

Approximate Gross Internal Floor Area

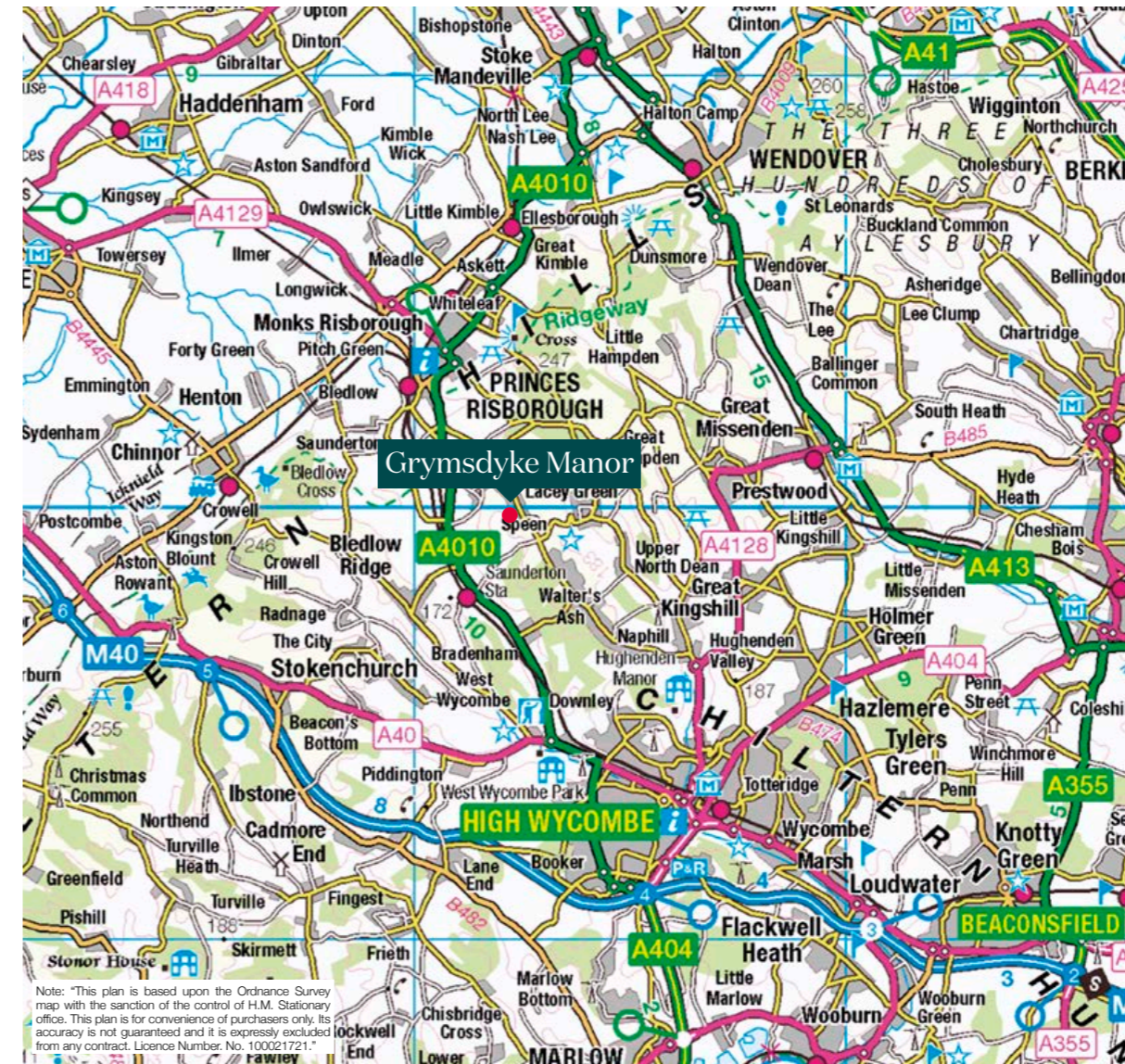
Main House: 836.7 sq m / 9,006 sq ft

Outbuildings: 243.5 sq m / 2,621 sq ft

(Excluding Wood Store / Eaves)

Total: 1,080.2 sq m / 11,627 sq ft

Including Limited Use Area (21.7 sq m / 233 sq ft)



Property information

Tenure: Freehold.

Services: Mains water, electricity, drainage. Oil-fired central heating.

Local Authority: Buckinghamshire County Council. 0300 1316000.

Council Tax Band: H

Energy Performance Certificate Rating: Band F

Agent note: Grym's Dyke boundary monument is located within the grounds of Grymsdyke Manor.

Postcode: HP27 0RB

Viewings

All viewings strictly by appointment only through vendors sole selling agent, Knight Frank LLP.

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.

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 August 2024. Photographs and videos dated May 2023.

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