



DE FONTENAY

Chalk Lane Hyde Heath, Amersham HP6 5SG

Carter Jonas

DE FONTENAY, CHALK LANE HYDE HEATH, AMERSHAM HP6 5SG

Amersham on the Hill (Metropolitan/Chiltern line station) 3 miles, Great Missenden (Chiltern Line station) 3 miles, M40 (J2) 8 ½ miles, M25 (J18) Chorleywood 8 miles, Heathrow Airport 23 miles, Central London 33 miles All distances approximate

Ground floor: Reception hall · two cloakrooms · drawing room · dining room · kitchen/breakfast/family room · study · conservatory · boot room

Leisure complex: Swimming pool · jacuzzi · changing room/wc

Lower ground: Office/gym · wine store · cinema room

First floor: Principal bedroom with en suite dressing room · walk in wardrobe & bath/shower room · three further bedrooms and two bath/shower rooms

Second floor: Sitting area · bedrooms five & six, both with en suite bath/shower rooms

Outside: Two double garages · formal gardens · total about four acres

DESCRIPTION

De Fontenay is a remarkable detached property that has been transformed and refurbished in recent years into a stunning country house, with a refined and meticulous attention to detail. The reception hall welcomes you with an oak staircase featuring barley twist spindles that leads to the galleried first floor landing and then to the second floor. The formal dining room has a round bay window and bi fold doors connecting to the hall and kitchen, creating a great space for entertaining and parties.

AN IMPRESSIVE AND SUBSTANTIAL 6 BEDROOM COUNTRY HOUSE WITH STUNNING VIEWS SET IN APPROXIMATELY 4 ACRES OF GARDENS





The graceful drawing room has an open fireplace and stairs down to the lower ground floor where you can find the office/gym, wine store and cinema room. The kitchen/breakfast room is spectacular featuring a bespoke Mark Wilkinson kitchen, with a wide range of cupboards, drawers and dressers with contrasting granite worktops and oak breakfast bar. It has integrated appliances including an Aga with companion, twin dishwashers, microwave, waste disposal, and 'Quooker' hot water tap. The kitchen has a bay window with overlooks the garden with room for a table and chairs for casual dining, and a family area to sit and relax. The study area leads off the kitchen and has limestone flooring and bespoke Mark Wilkinson fitted furniture. A charming octagonal shaped conservatory overlooking the terrace links to the leisure facility, which is filled with natural light from the large windows and roof lantern. The indoor swimming pool offers a wonderful area for fitness and relaxation with a Jacuzzi and changing facilities at one end; space for a gym can be found on the lower ground floor.

The first floor has a principal bedroom suite with two fully fitted 'His and Hers' dressing rooms and a luxurious en suite bathroom. There are three more bedrooms on this floor, one with an en suite shower room and the others sharing a 'Jack & Jill' bathroom. The second floor landing has a large apex window that gives panoramic views over the Misbourne Valley. There are two more bedrooms on this floor, both with well-appointed en suite facilities.

Accessed through electric gates leading to the forecourt area in front of the two double garages, there is ample parking for several cars. There is a large terrace with stone balustrade running across the rear of the house, perfect for outdoor entertaining. The terrace overlooks the spacious lawn with many mature trees and shrubs, such as poplars, spruce and cypress, and a wooded dell in one corner. There is a charming folly thought to date from 1813 at the end of the garden, as well as a fishpond with fountain. The property enjoys stunning views across the Misbourne Valley





LOCATION

De Fontenay is ideally located for those looking to enjoy a semi rural lifestyle as well as commuting to London. Amersham on the Hill, about four miles away, has a variety of shops including Marks & Spencer and Waitrose food halls, as well as the Metropolitan/Chiltern Line station connecting to Baker Street/Marylebone in London. Great Missenden, about three miles away, has the Roald Dahl Museum and story centre, and the Chiltern line station. Amersham old town has a historic high street with period buildings, boutique shops, coaching inns and restaurants. Buckinghamshire is known for its excellent schools, such as Dr Challoner's Grammar School for boys in Amersham and Dr Challoner's High School for girls in Little Chalfont. Hyde Heath is a thriving village three miles west of Amersham, with a lovely common, The Plough pub/restaurant and the village hall, which includes the community shop for everyday needs. The popular Infant School for children 4 - 7 is at the heart of the community. Chalk Lane can be reached from Brays Lane in the village or off the A 413 opposite the turning to Little Missenden.

ADDITIONAL INFORMATION

Tenure - Freehold with vacant possession on completion

Services - Water, gas and electric are connected, mains sewage

Council tax - Band H

Local authority - Buckinghamshire

Note to Purchasers: This property is being sold by the Secretary of State for Transport. It was acquired in connection with the High Speed 2 rail project under a discretionary purchase scheme and has now been declared surplus to requirement. Prospective purchasers will be buying the property in the knowledge of the HS2 scheme (details of which can be found at <https://www.hs2.org.uk/>) and restrictions relating to future compensation claims in respect of the scheme will be included in the sales contract. The selling agent will be able to provide further information on request.

Some of the rooms shown in this brochure have been virtually staged.



Approximate Gross Internal Area 8170 sq ft – 760 sq m

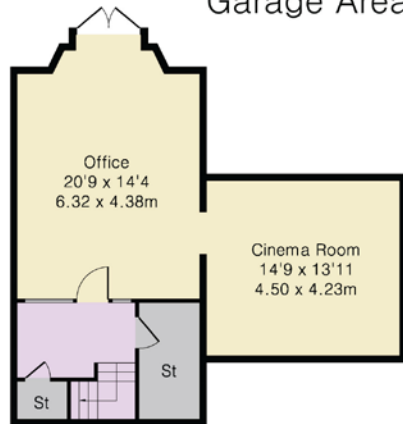
Lower Ground Floor Area 612 sq ft – 57 sq m

Ground Floor Area 4529 sq ft – 421 sq m

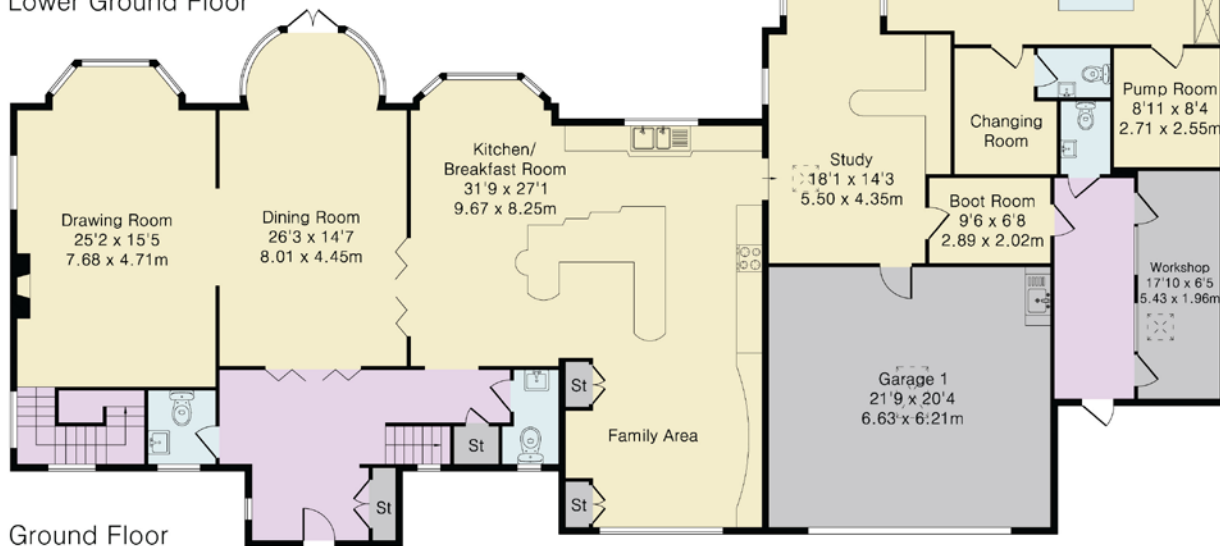
First Floor Area 1707 sq ft – 159 sq m

Second Floor Area 868 sq ft – 81 sq m

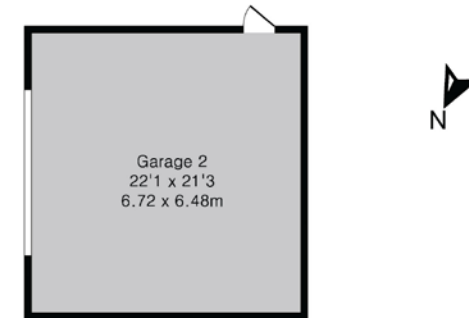
Garage Area 454 sq ft – 42 sq m



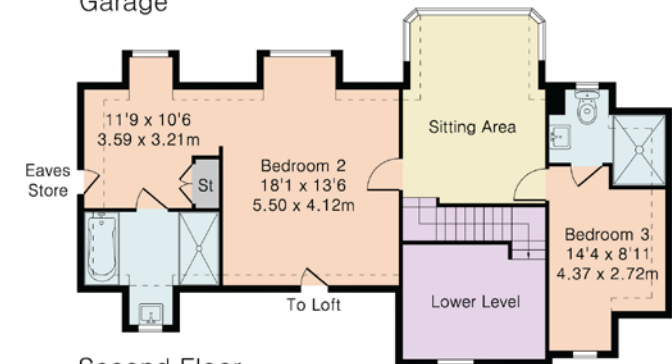
Lower Ground Floor



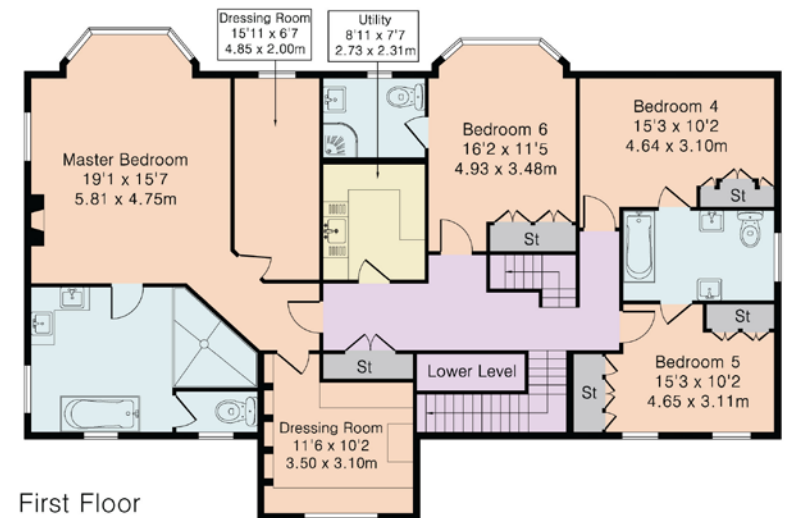
Ground Floor



Garage



Second Floor



First Floor



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