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Alscot Farmhouse
Alscot Lane, Princes Risborough, HP27 9RU

Alscot Farmhouse

An exceptional Grade II listed farmhouse occupying a private and secluded setting within one of the area's most desirable country lanes, enjoying approximately 1.5 acres of mature gardens and grounds, substantial outbuildings and beautifully proportioned accommodation extending to over 3,100 sq ft.

Ground floor

Entrance hall
Sitting Room
Dining room
Study
Kitchen Dining Living room
Utility
Wc

First floor

Six Bedrooms
Three Bathrooms

Outside

Ample Driveway Parking
Two Summerhouses
1.5 acre plot







Tucked away along a quiet country lane serving only a handful of individual homes, Alscot Farmhouse is a distinguished Grade II listed residence that combines period charm, generous family accommodation and delightful grounds in a highly sought-after Chiltern setting. Believed to date back to the mid 17th century, the property retains a wealth of character features throughout, including exposed timbers, fireplaces and well-proportioned rooms that reflect its heritage, whilst offering practical living for modern family life.

The ground floor provides a superb balance of formal and informal living space. A welcoming entrance hall leads to an elegant sitting room, formal dining room and a separate study, ideal for home working. The impressive kitchen/breakfast room forms the heart of the home, offering ample space for both everyday living and entertaining, whilst enjoying attractive views across the gardens. A useful utility room and wc complete the ground floor accommodation. On the first floor are five/six well-proportioned bedrooms, served by three bathrooms, providing flexible accommodation for families and visiting guests alike.

Outside, the property is approached via a gravel driveway providing extensive parking and a wonderful sense of arrival. The mature gardens and grounds extend to approximately 1.5 acres and are a particular feature, comprising expansive lawns, established trees, colourful borders and a high degree of privacy. Beyond the formal gardens lies an attractive paddock-style area, creating a delightful semi-rural backdrop and offering excellent recreational space. Two substantial detached summer houses provide versatile ancillary accommodation, perfectly suited for use as a home office, studio, gym, hobbies room or entertaining space, subject to any necessary consents.

Alscot Farmhouse occupies a highly desirable position on the edge of the Chiltern Hills, surrounded by beautiful Buckinghamshire countryside, whilst remaining conveniently placed for Princes Risborough, High Wycombe and excellent transport links to London Marylebone.

The property also lies within the catchment area for the highly acclaimed Bucks state system grammar schools. The property represents a rare opportunity to acquire a character home of considerable charm, set within exceptional grounds and enjoying a private, yet accessible, location.

Agents Note

We may refer you to recommended providers of ancillary services such as Conveyancing, Financial Services, Insurance and Surveying. We may receive a commission payment fee or other benefit known as a referral fee) for recommending their services. You are not under any obligation to use the services of the recommended provider. The ancillary service provider may be an associated company of AIG (KH) Ltd T/A JNP.

AML Disclaimer

Please note it is a legal requirement that we require verified ID from purchasers before instructing a sale. Please also note we shall require proof of funds before we instruct the sale, together with your instructed solicitors.



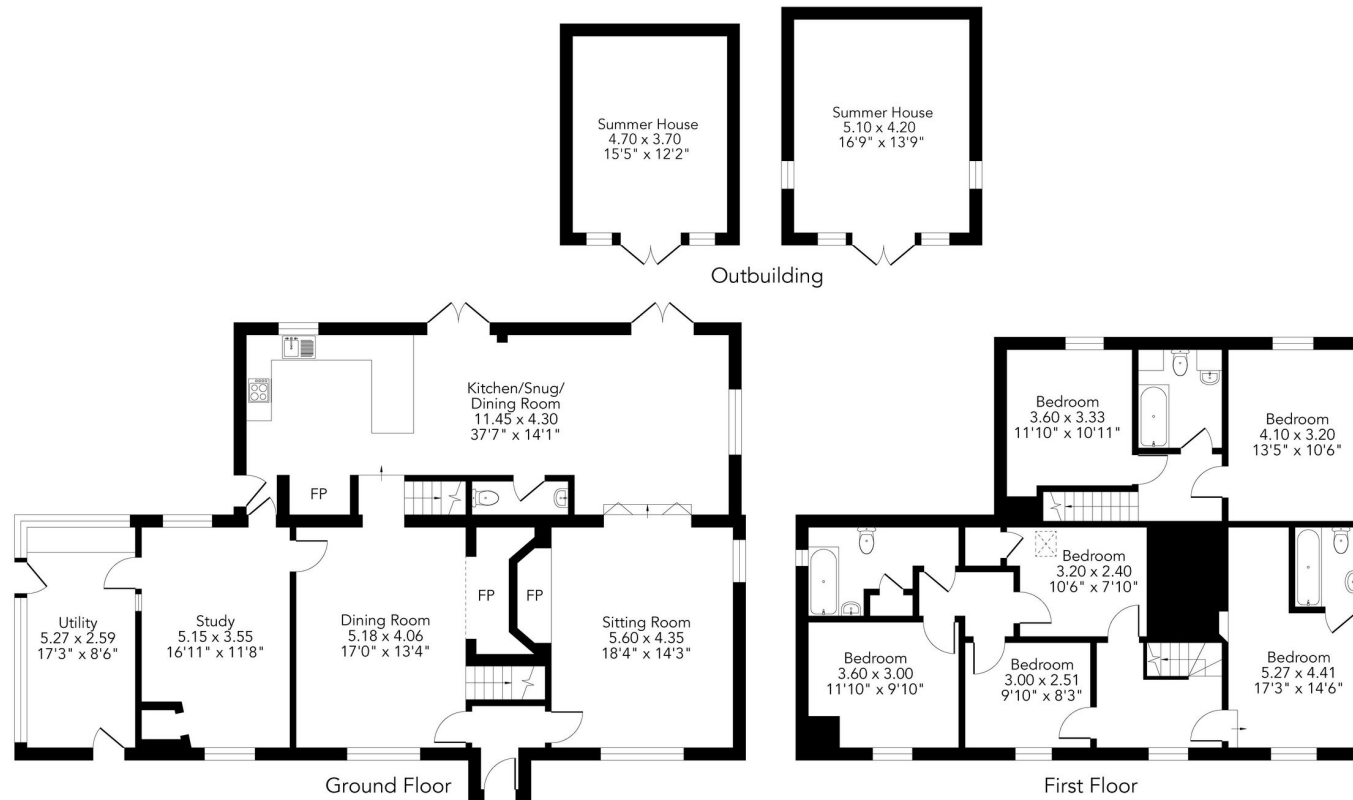


APPROXIMATE FLOOR AREA

House - 249.50 sq m - 2685 sq ft
Outbuilding - 38.81 sq m - 417 sq ft
Total - 288.31 sq m - 3102 sq ft
(Gross Internal Area)

NOT TO SCALE

This plan is for illustration purposes only



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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