



Old School House, The Green, Whipsnade

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Old School House

The Green, Whipsnade, LU6 2LL

A fine Victorian school house with beautiful gardens and a self-contained annexe set in nearly two acres of Whipsnade, an area of outstanding beauty.

Berkhamsted 9.7 miles, Harpenden 10.0 miles, St Albans 13.0 miles, Harpenden station 9.3 miles (25 minutes to London St. Pancras International), Berkhamsted station (29 mins to Euston,) M1 (Jct 9) 5.5 miles

Main house: Kitchen/Dining room
Conservatory | Study | Sitting room
Utility | Boot room | Cloakroom | Verandah
Principal bedroom with dressing room & en suite bathroom | 2 Further bedrooms | Wet Room | EPC rating E

The Annexe: Kitchen | Dining Room | Sitting room/bedroom 3 | Cloakroom | Utility Bathroom | 2 Further bedrooms | EPC rating D

Ancillary buildings: Greenhouse | Stable Garden | Planning permission for additional buildings, prospective purchasers are advised that they should make their own enquiries of the local planning authority.

The property

Old School House is an attractive Victorian property that features beautifully presented accommodation. There is also a self-contained, detached annexe providing an excellent opportunity for multi-generational living. The main house has character features including gothic arched doors, flagstone flooring, and original school windows alongside additions like

the stunning treble glazed conservatory with its vaulted glass ceiling and French doors opening onto the garden. Matching doors also lead from the hall into a beautiful glass roofed verandah with its well established and productive grape vine. There is a snug sitting room and study with a South facing bay window, each with log burners. The ample open plan kitchen/dining room is equipped with a breakfast bar, fitted units, an AGA, a further log burner and space for a large dining table. Upstairs, there are three double bedrooms, two serviced by a wet-room and a large principal bedroom with accompanying walk-in wardrobe and en-suite bathroom.

The **detached, self-contained annexe** is set away from the main house and enjoys its own large car parking area. It includes a reception room, a fully equipped kitchen, utility room, cloak room, bathroom, and large sitting room/third bedroom. It is ideal for guests, multi-generational family members, or use as a holiday cottage or business.

There are also foundations and base constructed for a triple garage with business use for two thirds of it.

Outside

Separated from the road by some seventy metres of common, gates open onto a gravel driveway which provides plenty of parking space for residents and guests. The main garden to the rear faces South-East. It includes beautifully maintained lawns, Herbaceous borders, an evening patio by the greenhouse, a vegetable garden, a wildflower wood, a paddock with large stable (permission exists for two more) and the whole property is private, surrounded by mature hedging and trees.



Location

The village of Whipsnade lies in an area of outstanding natural beauty within the Chiltern Hills. The village enjoys a parish church, a village hall, and The Hunter's Lodge pub and the neighbouring villages of Kensworth and Eaton Bray provide Post Office and shopping facilities. The property is also close to the busy market town of Berkhamsted with its many cafes and restaurants.

Schooling options include Montessori and Day Nurseries in nearby Ashridge and Berkhamsted. Neighbouring Studham Village has an Ofsted outstanding rated primary school, whilst Beechwood Park Preparatory School is five miles away. Berkhamsted School is an independent day/boarding school, catering from Nursery to 18 years of age. Berkhamsted also has several Primary and Secondary State schools rated outstanding by Ofsted.

Directions

From junction 9 on M1, take the A5183 towards Dunstable, turn left on to the B4540 to Kensworth and on to Whipsnade, the property is the first on the left, set back from the road by common land, just past the speed restriction signs.



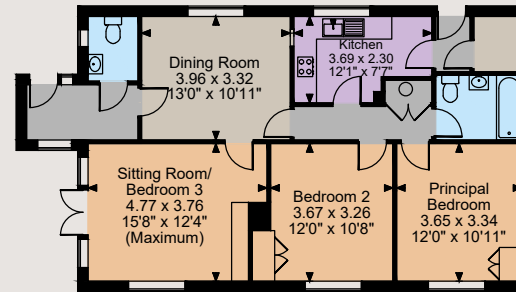
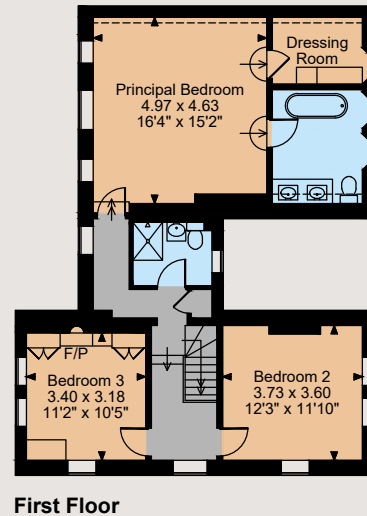
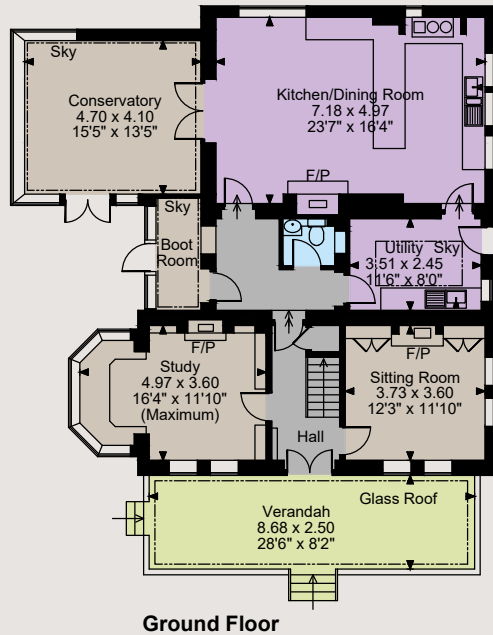
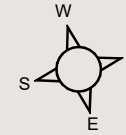




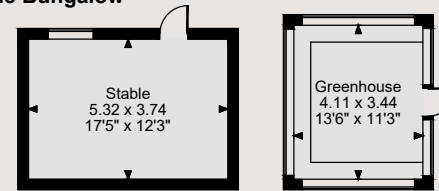


Floorplans

House internal area 2,129 sq ft (198 sq m)
 Greenhouse int. area 152 sq ft (14 sq m)
 The Bungalow int. area 905 sq ft (84 sq m)
 Stable int. area 214 sq ft (20 sq m)
 Total internal area 3,400 sq ft (316 sq m)
 For identification purposes only.



The Bungalow



The position & size of doors, windows, appliances and other features are approximate only.
 □ □ □ □ Denotes restricted head height
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General

Local Authority: Central Bedfordshire Council,
 +44 (0)300 300 8300
Services: Mains electricity and water. Private drainage. We understand that the private drainage at this property may not comply with the relevant regulations. Further information is being sought.
Council Tax: Band G
Tenure: Freehold
Guide Price: £1,750,000
Planning: Prospective purchasers are advised that they should make their own enquiries of the local planning authority

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