



Ibstone, Buckinghamshire, HP14



A charming detached property in a village setting.

Knight Frank are delighted to offer this charming single-storey property. Situated in a popular Chiltern village and with wonderful views over neighbouring open countryside.

The property comprises four bedrooms, two bathrooms and a separate shower, a reception room, a kitchen, a utility room, an integral garage and an attractive private garden.



Guide price: £1,400,000

Tenure: Freehold

Local authority: Buckinghamshire Council

Council tax band: G

Services: Mains electricity and water. Oil fired central heating and private drainage.



The property

The front door opens into an entrance porch leading through glazed double doors to the spacious reception hall. From the reception hall are double doors to the spacious reception room with several windows allowing natural light to fill the room; it has an open fireplace, high ceilings with coving and attractive fitted wall units; the room has ample space for a dining table and has with a range of fitted storage and windows overlooking the front garden.





The property has high ceilings with attractive coving throughout, and large windows providing lots of natural light.



The property (continued)

The kitchen has a range of fitted wall and floor units and integrated appliances; there is space for a table and chairs and French windows open on to the garden. To one side of the kitchen is access to a good-sized utility room with various units and storage cupboards.

An inner hallway leads from the reception hall to the bedrooms. The principal bedroom looks over the garden with a French windows looking over the rear garden, and has an extensive range of fitted wardrobes, a superb dressing area, an en suite bathroom, and a separate shower. Three further bedrooms, all with fitted wardrobes, are served by a family bathroom and a separate W.C. Two large storage cupboards are accessed from the inner hallway.



Garden and grounds

To the front of the property is a driveway with parking for several cars, which leads to the double garage. The front garden is bordered by a mixture of mature hedging, wooden fencing and flowerbeds filled with shrubs and perennials. To the rear of the property is a paved terrace accessed from the kitchen and principal bedroom, which is stepped down onto the lawned garden. From the rear garden are beautiful views across the open countryside beyond.

Situation

The village of Ibstone sits high in the Chiltern Hills above the Hambleton Valley. Other villages close by include Turville, Fingest, and Hambleton and it is an Area of Outstanding Natural Beauty. The larger centres of Henley-on-Thames, High Wycombe and Marlow are all close at hand offering an excellent range of shops, cafes, restaurants, and recreational facilities. There is a regular rail service from High Wycombe station to London Marylebone or from Henley or Maidenhead to London Paddington, that also connects to the Elizabeth Line for central London.



There are wonderful views across open countryside to both the front and rear of the property.



The Stables, Ibstone, Buckinghamshire

The Stables, Ibstone, High Wycombe

Approximate Area = 3122 sq ft / 290 sq m

Garage = 605 sq ft / 56.2 sq m

Total = 3727 sq ft / 346.2 sq m

For identification only - Not to scale



Situation (continued)

The local village infant school is within a short distance. The property is in the catchment for an outstanding primary school in Stokenchurch and renowned Grammar schools in High Wycombe and Marlow, such as Sir William Borlase.

Directions (HP14 3XT)

From London, take the M40 motorway and exit from J5 to Ibstone. Proceed on this lane into the village, passing The Fox public house on the left-hand side. The Stables can be found shortly after on the left hand side before reaching the Ibstone cricket pitch which is situated on the right hand side.



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I would be delighted to tell you more

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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 test 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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