



PARMOOR CHASE, FRIETH
PRICE: £1,575,000 FREEHOLD

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MILSOM

**PARMOOR CHASE
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FRIETH
NR. HENLEY-ON-THAMES
OXON RG9 6NN**

PRICE: £1,575,000 FREEHOLD

This new brick and flint detached family house has recently been completed to a quite exceptional standard in a lovely rural setting high in the Buckinghamshire Chilterns.

**WEST FACING GARDEN:
PRINCIPAL SUITE OF BEDROOM &
BATHROOM:
GUEST SUITE OF BEDROOM & SHOWER
ROOM:
TWO FURTHER DOUBLE BEDROOMS:
FAMILY BATHROOM: CLOAKROOM:
DRAWING ROOM: STUDY/FAMILY ROOM:
SUPERB KITCHEN/LIVING ROOM:
UTILITY ROOM:
OIL FIRED CENTRAL HEATING:
DOUBLE GLAZING:
DETACHED DOUBLE CAR PORT & AMPLE
PARKING.**

TO BE SOLD: this superb new brick and flint detached family house has been completed to a particularly high specification and of which an internal inspection is strongly recommended. Features include solid wood and tiled flooring throughout the ground floor with underfloor heating from the oil fired condensing boiler, a generous electrical specification including satellite and television aerial points and IT wiring throughout, mechanical extraction/ventilation system, solar water heating and high quality kitchen and bathroom fittings throughout.

The result is an easy and economical house to run yet enjoying a character appearance with well-proportioned and spacious rooms. The house sits in a corner of the former grounds of historic St Katharine's Retreat and there are views to the west across the walled kitchen garden to Chiltern Hills beyond as well as to open farmland to the North. As such there is immediate access to a number of delightful walks and rides over surrounding Chiltern countryside many leading to well thought of country pubs/restaurants. Frieth village is just over three quarters of a mile distant and Marlow about four miles with an excellent range of shopping, sporting and social facilities. Despite an Oxfordshire postcode, the house is in Buckinghamshire so in catchment for selective education and there is a popular Primary School in Frieth itself. Marlow also has a railway station with train service to Paddington, via Maidenhead, which will connect to Crossrail in 2018 and High Wycombe, about five miles distant, with service to Marylebone. The M40 motorway is accessible at High Wycombe and the M4, via the Marlow Bypass, at Maidenhead. The accommodation comprises

Solid oak front door with glazed panel opening to **ENTRANCE HALL** with tiled flooring, panelled walls, inset down lighters and opening to



INNER HALL with wall light points, panelling to dado, inset down lighters, stairs to First Floor with useful storage cupboard under, large built in cloaks cupboard, further built in storage cupboard and doors off to

CLOAKROOM with wall hung wash basin with drawer, low level w.c., down lighters, stone tiled flooring.



DRAWING ROOM: about 22'8 x 20' (6.91 x 6.10m) with oak strip flooring, lighting circuit, impressive fireplace with log burner as seen, double glazed double doors to patio and garden, two wall light points, down lighters.

STUDY/FAMILY ROOM: about 13'11 x 11'3 (4.24 x 3.43m) with oak strip flooring, lighting circuit.



KITCHEN/LIVING ROOM: about 25'9 x 17'8 (7.85 x 5.38m) beautifully fitted with oak strip flooring, extensive marble effect work surfaces with island unit incorporating breakfast bar, drawers and Neff microwave, further work surfaces with double stainless steel sinks inset and an excellent range of drawers and cupboards under, Rangemaster Toledo oven with six plate hob and integrated cooker hood over, Neff integrated dishwasher, ample wall cupboards, down lighting, double aspect windows, walk in larder with granite cold shelf, tiled flooring, further shelves, two double built in cupboards and door to

PRINCIPAL SUITE OF BEDROOM ONE: about 18'10 x 12'1 (5.74 x 3.68m) with radiator, fine view and door to



BATHROOM ONE ENSUITE with freestanding bath with mixer tap and shower attachment, radiator, window with fine view, tiled flooring, low level w.c. with concealed cistern, twin wash basins on wall hung unit with drawers under, automatic lighting, walk in shower with overhead and hand showers, chrome towel rail radiator, extractor fan.

GUEST SUITE OF BEDROOM TWO with entrance lobby and doors to

DOUBLE ASPECT BEDROOM: about 16'1 x 11'2 (4.90 x 3.40m) with fine views, radiator.

SHOWER ROOM ENSUITE with walk in shower with overhead and hand sprays, wall hung wash basin with drawer unit, conservation roof light, chrome towel rail radiator, low level w.c. suite with concealed cistern, electric shaver point and automatic lighting.

BEDROOM THREE: about 13'9 x 12'2 (4.19 x 3.71m) a lovely room with panelled and vaulted ceiling, radiator, eaves storage cupboard.

BEDROOM FOUR: about 13'1 x 10'6 (3.99 x 3.20m) with fine view, radiator.

FAMILY BATHROOM with ceramic tiled floor, walls and panel enclosed bath with mixer tap and shower attachment, low level w.c. with concealed cistern, automatic lighting, wall hung wash basin, lit mirror.

OUTSIDE

The house is approached by a very quiet country lane and double gates open to a Cotswold stone forecourt/drive in providing space for three or four cars and access to the **DETACHED DOUBLE CAR PORT** about 18'11 x 17' (5.77 x 5.18m) with light and power.

There is a separate pedestrian access leading to the front door and two gates open to the **GARDENS** which are laid mainly to the West of the house comprising extensive paved patio with outside lighting and leading on to lawn with young trees, the whole enclosed and screened by close boarded fencing with hedgerow to one side and the rear which will afford considerable seclusion. The main garden area has a depth of about 85' by a width of about 48' (25.91 x 14.63m) and there is an oil storage tank screened to one side as well as the Klargester Septic Tank. To the other side of the house a paved footpath leads to the Boiler Cupboard housing the oil fired condensing boiler.

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EPC BAND: B

VIEWING: To avoid disappointment, please arrange to view with our Marlow office on 01628 890707. We shall be pleased to accompany you upon your inspection.

DIRECTIONS: from our Marlow office turn left at the top of the High Street into West Street and then first right, in front of Platt's Garage, into Oxford Road which becomes Frieth Road. After nearly three miles, just beyond and opposite Finnamore Wood, turn left into Chisbridge Lane which follow for about half a mile and then turn right into an unmarked country lane. Following this for about a mile, turn right at the T junction at the end, signposted Frieth, past St Katharine's and then take the first left into an even quieter lane where Parmoor Chase is the second house on the left.

For clarification we would wish to inform prospective purchasers that we have prepared these particulars as a general guide. These particulars are not guaranteed nor do they form part of any contract. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings.

**DRAFT DETAILS
AWAITING CLIENTS APPROVAL**

NOT TO SCALE

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