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## The Copse Moor End, Frieth Nr Henley-on-Thames, RG9 6PS

- A 5-bedroom detached character home with views
- Set in a fabulous 1 acre Plantsman's garden
- Charming open-plan country kitchen/dining room with Everhot range
- Spacious sitting room with an open fireplace
- Convenient Snug with wood-burning stove
- Principal bedroom with en suite and fitted wardrobes
- 4 further bedrooms and 3 bathrooms across 2 floors
- Parking and a large garage
- Tucked-away rural location near Frieth
- No onward chain

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# The Copse , Frieth Nr Henley-on-Thames RG9 6PS

A much-loved character property set in a 1-acre plantsman's garden containing many rare and unusual plants and trees. With multiple reception rooms, a country kitchen with separate boot room and utility room, 5 bedrooms and 4 bathrooms ample parking and a garage. Set at the end of a gravel track, on the edge of Moorend Common, this really is a tranquil haven. Situated 1/4 a mile from Frieth, and in the heart of the Chilterns A.O.N.B.



Council Tax Band: H



## ACCOMMODATION

This family home, which is believed to date back to the 17th century, is situated at the end of a gravel track with parking for 3/4 cars. A garden gate leads into the property, with a lawned front garden and attractive scree beds. The entrance to the accommodation is through a part-glazed front door into the reception hall, with exposed beamed ceilings, with plenty of room for a table and chairs. A convenient shower room comprises a walk-in shower, wash hand basin and w.c., with a window to the garden.

A wooden door leads down into the spacious comfortable sitting room, with a beamed ceiling and a large brick inglenook fireplace housing a Jetmaster fire. Dual aspect windows and French doors open onto the extensive paved terrace and south-facing garden.

From the reception hall, a wooden door leads into the home office some fitted storage cupboards and into the country kitchen.

This generous open-plan space has a Fired Earth tiled floor, a good range of attractive hand-painted shaker-style wooden fitted wall and base units with Pitti Perla quartz worktops over, with an inset stainless-steel sink. In addition there is a split-level peninsula with storage under and a shelved wine rack. The kitchen features a 4-oven Everhot electric range cooker recessed into a large exposed brick fireplace, with natural slate behind. Integrated appliances include a dishwasher, a Fisher & Paykel fridge-freezer. The dining area has space for an 8-10 seater rectangular dining table, there is also a walk-in larder with fitted shelves. Dual aspect windows and a stable door opening to the south-facing rear garden, and a fitted oak window-seat creates a bright and welcoming space. Modern recessed down-lighters combine with pendant lighting to enable a variety of lighting options. A stable door opens into a useful boot room, with windows and a door to the side of the property. A carpeted staircase leads up to the rear side of the first floor.

The reception hall also leads through to a delightful snug - an exposed beamed ceiling, a feature inglenook fireplace with original bread oven and housing a Morso wood-burning stove. Fitted bookshelves, a window and a part-glazed wooden door opens to the front of the property.

A door leads through to a large utility laundry room with a vaulted ceiling, with space for a washing machine and tumble dryer, fitted cupboards and wooden countertops with inset Belfast sink, under a window to the front. The oil-fired boiler and hot water tank are situated in this room. A door opens to outside.

### First floor

The first floor accommodation is approached via two separate staircases. The loft may be accessed from the first floor landing to the rear.

The principal bedroom is a generous sized double bedroom with attractive custom-built oak fitted wardrobes, dual aspect windows overlooking the gardens. The en suite bathroom comprises a panelled bath, w.c. and wash hand basin.

Bedroom 2 is a double bedroom with a window to the front, and a feature period fireplace.

Bedroom 3 is a double bedroom with a window to the side and a built-in wardrobe.

The family bathroom features a panelled bath, a w.c. and a wash hand basin, with a window overlooking the garden.

The rear wing is accessed via the rear staircase in the kitchen with additional access through the principal bedroom.

Bedroom 4 is a small double bedroom with dual aspect.

Bedroom 5 is a double bedroom with a window to the rear.

The first floor shower room features a shower, a w.c. and a wash hand basin.

## OUTSIDE

The magical garden is really a defining feature, lovingly created and developed by the current owners over the last 40 years. The woodland, herbaceous beds and wilder areas have created a tranquil rural space, bordered by oak trees, fields, woods and Moor End Common, which is full of buttercups and orchids in Summer, and is a Site of Special Scientific Interest (SSSI).

The owners have planted many trees and shrubs including Japanese maples, Catalpas, a Parrotia, a Katsura tree, several eucalyptus, a Judas tree, a redwood, copper beech, New Zealand flaxes and a very large Malus hupehensis (grown from seed) which is covered in blossom in May, and tiny crab apples enjoyed by fieldfares and redwings in Autumn.

The garden has been developed to provide interest throughout the year and is made up of trees forming woodland areas, with meandering paths, as well as lawns and numerous well-stocked herbaceous beds. In Winter and Spring the woodland areas predominate with over fifty varieties of snowdrops, some rare, as well as aconites, narcissi, primulas, trilliums, hellebores, pulmonarias, epimediums, ferns and other Spring plants and bulbs.

In Summer and Autumn the flower beds come into their own with over forty varieties of roses, mostly old-fashioned shrub roses, climbers and ramblers; along with and followed by irises, peonies, dahlias, asters, grasses and many other perennials.

Feature areas include the rear terrace built with Indian stone, a raised seating platform overlooking the garden and beyond to rolling farmland, a curved hornbeam hedge, a bamboo tunnel and a mature apple orchard, with quince and medlar trees.

There is a Crane's garden shed / room made from painted Scandinavian redwood, with shelving and extra strong flooring, which has been wired with electricity and lighting. A Gabriel Ash greenhouse and cold frames, and a large 24 x14 ft polytunnel provide shelter for tender plants over Winter, and for growing tomatoes, cucumbers and other slightly tender vegetables.

Agent's note: the current owners employ a gardener part-time who is very familiar with the garden, and who has said he'd be happy to consider continuing his work there.



## LOCATION

### Living in Frieth

The property is located in a tucked away location in Moor End close to Frieth village, which is a highly desirable rural hamlet set at the top of the Hambleton valley in the Chiltern Hills, a designated Area of Outstanding Natural Beauty. The nearby local 'gastro-pub', The Yew Tree, caters well for locals and visitors alike and is well-regarded for its food. There is a popular primary school and a village hall.

The Thameside market towns of Henley (7 miles) and Marlow (5 miles) both provide wider amenities including a Waitrose supermarket and lots of independent shops. High Wycombe (6 miles) has a railway station with regular trains to London Marylebone.

The M4 and M40 motorways are easily accessible.

Maidenhead M4 Junction 8/9 – 11 miles

Wycombe M40 Junction 4 – 5 miles

London Heathrow – 24 miles

London – approx. 36 miles

Oxford – approx. 24 miles

### Schools

The Copse is particularly well-placed for good schools including Frieth C of E primary school. The property is in the catchment area for outstanding nearby grammar schools including Sir William Borlase's Grammar School in Marlow, the Royal Grammar School, Wycombe High Grammar School, and John Hampden Grammar School. Wycombe Abbey is a highly regarded independent girls school, and other good secondary schools include Gillotts in Henley and Great Marlow School in Marlow.

### Leisure

Henley and Marlow both host annual regattas and festivals. Both towns are full of independent shops and restaurants, and Henley has a 3-screen cinema and a popular theatre. With their proximity to the Thames, both towns have river walks and parks. Mooring and Marina facilities at Hambleton Marina. There are local golf clubs at Harleyford, Temple and Henley.

Tenure: Freehold

Local Authority: Wycombe District Council

Council Tax Band: H

Services: Mains water, electricity, private drainage, broadband, Oil-fired central heating

Superfast broadband up to 45MB download







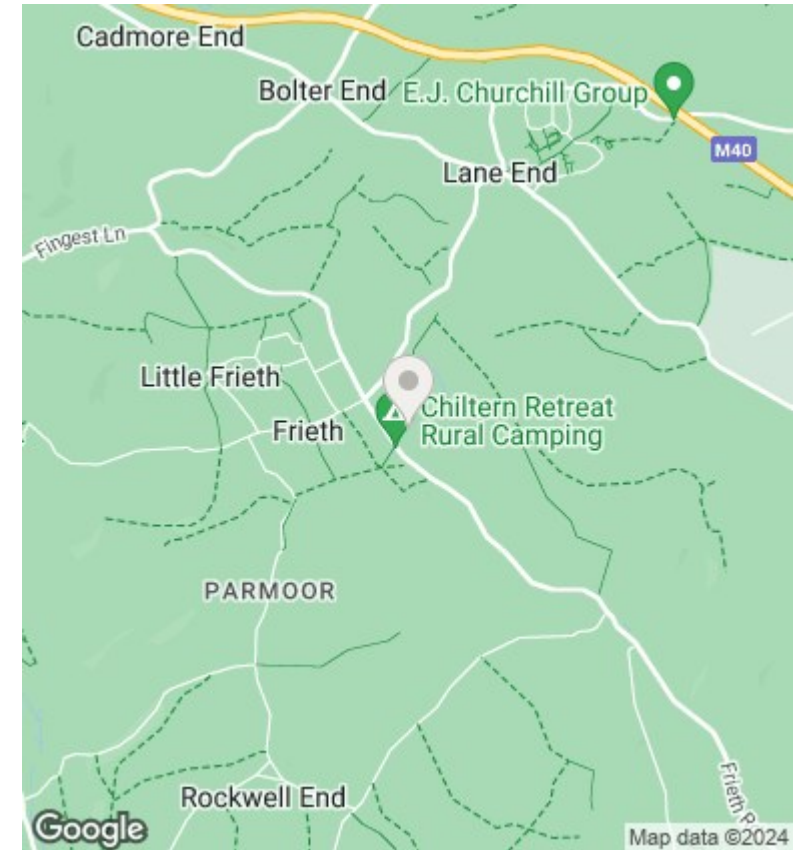


**Frieth Road, Frieth, RG9 6PS**

Approx. Total Area: 287.1 m<sup>2</sup> ... 3091 ft<sup>2</sup>



Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only.



**Directions**

Leave Henley on the Marlow Road (A4155). After approx 3 miles at Mill End turn left into Skirmett Road. After 1 mile bear right into the village of Hambleden. Continue for approximately 3 miles through Pheasants Hill and Parmoor to the village of Frieth. Continue down the hill through the village and at the crossroads turn right towards Marlow. After approx 200 yards turn left into a gravel track. The Copse is signposted.

**Viewings**

Viewings strictly by appointment only via Philip Booth Esq Estate Agents. Call 01491 876544 to make a booking.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>67</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>42</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	