



PHILIP
BOOTH
ESQ.



Copp Hall Balham's Lane, Turville Heath, RG9 6JX

£1,850,000

- Special detached period cottage in Chilterns village location
- Detached annex providing further living space, 1 bedroom and 1 bathroom
- Generous dining room with view of kitchen garden
- Property not listed, with elements dating to 1600s, Victorian and 1970s additions
- Circa 10 acres of field, woodland, paddock with stable and gardens
- Views from every window in the house
- Country kitchen with utility / boot room
- 3 double bedrooms and 2 baths in main cottage
- Large beamed sitting room has high ceilings
- Bright landing / family room has conservatory windows and doors to garden

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A rare opportunity to purchase a pretty brick-and-flint 3-bedroom period cottage, nestled into wooded hillside thick with wildflowers, with a detached garage annex, and set in approximately 10 acres of beautiful Chiltern Hills countryside. There are views from every window of this charming home.



Council Tax Band: G



PRIMARY ACCOMMODATION

The original parts of the cottage date from the 18th century, with an extension in the Victorian era and a further extension in the 1970s.

From a quiet lane, approach up a gravel driveway to the side of the property. There is parking for several cars in front of the garage annex and past it up the driveway to the house. Through pretty hillside gardens and a lawned seating area, a path leads up to the brick-and-flint cottage. Climbing roses and shrubs frame the front of the house.

The wooden front door opens into a bright carpeted hallway. Down into the large sitting room, a beamed room with good ceiling height, and multiple windows with countryside views to the front and a pair of French doors out to the side garden. The room has a brick fireplace with an open fire.

Down a few steps into the dining room, with space for an 8-seater table, with wooden floors, windows to dual aspects, and a recessed cupboard.

The country kitchen has a tiled floor and features wooden country-style wall and base units with a tiled splash back, a formica worktop and a breakfast bar. There is an integrated fridge-freezer, a 5-burner range cooker (Calor Gas), and a 1 1/2 bowl stainless steel sink looking out to the kitchen garden and beyond.

A wooden stable door leads into the utility boot room - a useful tiled space with space for a washing machine and tumble dryer, cupboards, a large Belfast sink, and providing access to a cloakroom with w.c. and wash hand basin. This room has a part glazed wooden door to the rear garden.

From the main entrance hall and up into the family room landing area, open to the calming garden via a wall of glazed doors and skylights, and with access to the garden via a rustic wooden bridge. The area features character beams, is carpeted with ample room for comfortable seating, and with recessed cupboards and shelving. All the sleeping accommodation is accessed from this landing.

Bedroom 1 is a charming double bedroom with a vaulted ceiling, a window to the side of the house and a dormer window to the front. It has a tongue-and-groove recessed cupboard, and features a tiled en suite shower room with w.c., wash hand basin and shower.

The family bathroom has attractive metro-style tiles, a wash hand basin overlooking the garden view, a bath with shower wand, and a w.c..

Bedroom 2 is a carpeted double bedroom with a vaulted ceiling, with a picture window overlooking the trees and wildflowers on the hillside, and with a dormer window to the front. It has a double wardrobe recessed.

Bedroom 3 is a carpeted bedroom with feature beams, recessed cupboards, vaulted ceiling, and a dormer window to the front.

ANNEX

The Annex building comprises three parts: an open car port, a single garage with a door, and a self-contained annex above. In through a wooden door, the ground floor shower room features a shower, w.c. and wash hand basin, with a window overlooking the front. Up carpeted stairs, there is a kitchenette with a granite sink, fridge and cupboards, with a window over the rear garden. The sitting room is carpeted with windows, a skylight and a vaulted ceiling. The small double bedroom is beyond the central staircase, and features a window and integrated wardrobes.

OUTSIDE

The property enjoys a quiet position on a country lane, with wraparound views of countryside. The garden closest to the house is terraced with lawn, interspersed with woodland, copious wildflowers including vast swathes of comfrey, wild garlic and bluebells, and with mature specimen shrubs and bedding plants.

Beyond the house is a kitchen garden with raised beds and a greenhouse. A gate leads through the fence into the enclosed Paddock - approx 2 acres of lawn, young fruit trees and mature native trees, with a robust stable / storage building. The Paddock is mainly level with a hill to the rear, and a gate leads into the Top Field - approximately 8 acres of parkland which sits above and behind the main cottage, with beautiful views across the Chilterns. The land features mature trees and with a public footpath across a portion of it. Vehicular access to the Top Field can be gained via the road and up a rural lane. There is also a small woodland area with bluebells.

LIVING IN TURVILLE HEATH

Set in the pretty hamlet of Turville Heath high in the Chiltern Hills, Copp Hall is in an Area of Outstanding Natural Beauty. Turville Heath is a relatively quiet rural area, which offers an abundance of footpaths and bridleways to enjoy the beautiful countryside, and from the front door it is a short walk to grassy areas of the common land, and the "Barn on the Heath" where you can purchase refreshments.

Northend and Turville both lie about 2 miles away. Watlington is 5 miles away and offers a butcher, delicatessen, petrol station, Co-op and other day-to-day amenities.

Henley-on-Thames is also a 15 minute drive away, with a Waitrose, Tesco, Sainsbury's and an independent deli, a regular local market, an excellent butcher, a cinema, well-regarded theatre, 2 doctor's surgeries and an array of other shops and excellent hospitality venues.

The area is awash with good country pubs nearby: The Five Horseshoes at Maidensgrove, the Frog at Skirmett, The Chequers in picturesque Fingest, The Bull & Butcher in Turville (of Vicar of Dibley fame), and the Stag and Huntsman at Hambleden.

Transport

Henley-on-Thames 6.5 miles; Marlow 8 miles; High Wycombe 9.5 miles, Reading 15 miles.

High Wycombe, Henley-on-Thames, Marlow and Reading have railway stations serving London, Paddington (from 32 minutes) and Marylebone (from 28 minutes).

Education

The property is located in Buckinghamshire and is treated as such for school catchment areas. Moulsoford (boys) and Cranford House (co-ed) school buses collect from the immediate area - and a minibus collects according to need. There is also access to the highly sought-after Grammar schools in Wycombe and Marlow, and Gillotts school in Henley.

Central Heating: oil-fired

Cooking: Calor Gas

Mains water, private drainage

Council Tax Band G - Wycombe Council





Balhams Lane, Turville Heath, RG9 6JX

Approx. Total Area: 254.9 m² ... 2743 ft² (excluding barn, log store)

Main House Approx. Area: 159.2 m² ... 1713 ft²

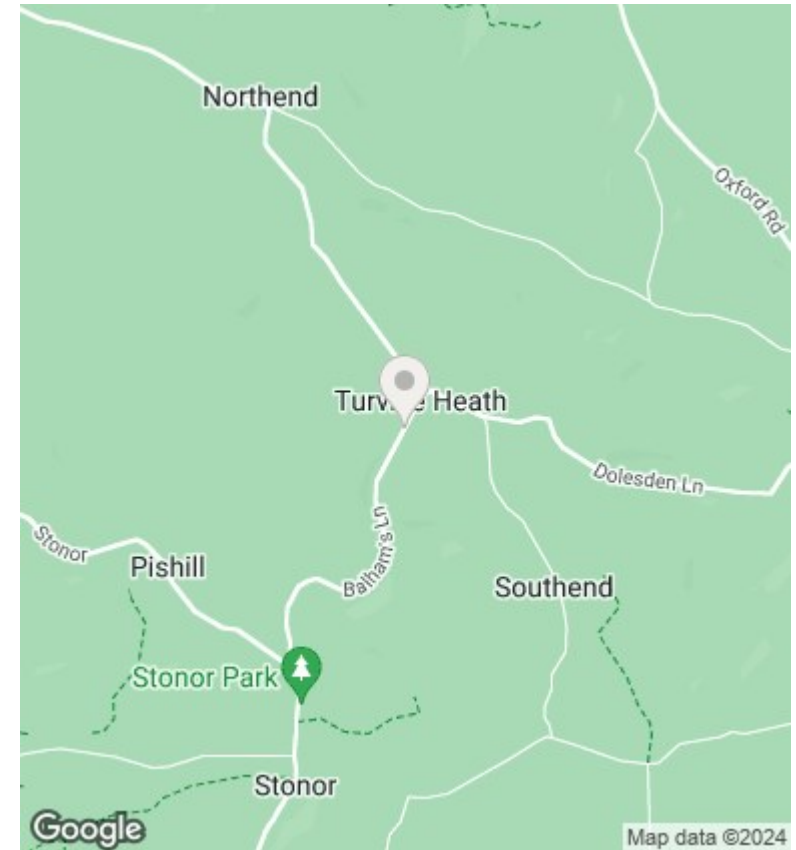
Annexe Living Space Approx. Area: 53.9 m² ... 580 ft²

2 x Garage Approx. Total Area: 40.0 m² ... 431 ft²

3 x Barn Approx. Area: 45.7 m² ... 492 ft²



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-Thames via the Fairmile (A4130 to Nettlebed) and immediately before the start of the dual carriageway turn right to Stonor and The Assendons. On leaving the village of Stonor, take the right hand turn signposted Turville Heath and Northend. Continue along the country lane for about 1.2 miles, where Copp Hall will be found on the left hand side.

Viewings

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		92
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	34	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	