

# Tanglewood

4 Old Orchard | Henton | Oxon | OX39 4AL





Price £1,195,000

## SUMMARY

Vaulted reception hallway  
Open plan kitchen/breakfast room  
Doors opening to raised terrace area  
Family area with open fireplace  
Opening through to dining area  
Second well appointed sitting room  
Bedroom 6 / Study with en suite  
Staircase to lower floor  
Main bedroom with dressing area  
Ensuite bathroom and doors to garden  
Sun terrace area from bedroom  
2<sup>nd</sup> bedroom with doors to sun terrace  
Four further double bedrooms  
Family bathroom  
Utility room with door to garden  
Landscaped rear gardens  
Studio/home office with cloakroom  
Extensive driveway parking to the front  
Significantly updated throughout  
Excellent schooling within the area  
Bus from Henton to Lord Williams's



Tanglewood is a stunning 5/6 bedroom detached family home set in the pretty Oxfordshire hamlet of Henton, surrounded by open countryside and a network of footpaths and bridleways. The property has been significantly upgraded by the current owners, providing stylish accommodation which is both versatile and flexible and is ideal for today's family living.





The outside space is a total delight and the gardens are southerly facing and offer a high degree of privacy with several different seating areas & terraces which are ideal for entertaining and dining al fresco during the summer months. There is a raised decked sun terrace with awning and glass balustrades immediately off the kitchen / breakfast room and approached from bi fold doors. To the rear of the garden there is particularly spacious and versatile studio / home office with kitchen area and cloakroom. To the front of the property there is a lawned area as well as ample driveway parking for 5/6 cars

## KEY FEATURES

- Beautifully presented throughout and upgraded by the current owners
- Stunning open plan kitchen / dining / living space on the first floor
- Delighted raised sun terrace direct from the kitchen with open views
- Sun terraces direct from the main bedroom and second bedroom
- Spacious studio / home office with kitchenette and cloakroom
- Henton's renowned Peacock Country Inn serving excellent food & drink
- Please call Colombs on 01844 214421 to arrange a suitable time to view







On the ground floor there is a hallway that provides access to all the rooms. There is a Main bedroom suite with a dressing area & en suite bathroom, range of wardrobes and doors opening to the sun terrace and garden. There are four further bedrooms and a family bathroom. On the first floor are the principal reception areas along with the contemporary open plan kitchen /sitting area with fireplace and spacious dining area leading to a 2<sup>nd</sup> living room & bedroom 6/study. All of these rooms enjoy views over the beautifully landscaped gardens with ample studio / office and further storage sheds to the side of the property and ample driveway parking







## HENTON

Henton is a delightful hamlet set at the foot of the Chiltern Hills and a short distance from Chinnor which has a range of independent shops. Thame and Princes Risborough both have bustling High Streets with a wider range of shops, cafes and facilities. Henton is nicely situated for commuters with rail links to London Marylebone from Princes Risborough Train Station and easy access to the M40 at Junction 6. Education is excellent with 2 good Primary Schools in Chinnor and Lord Williams's' Secondary in Thame. There is a vast array of walks with a network of footpaths & bridleways direct from Henton and is an ideal area for both walkers and horse enthusiasts.

Local Authority – South Oxfordshire District Council

Council Tax - G

EPC - D

## 4 Old Orchard

Approximate Gross Internal Area  
Ground Floor = 113.3 sq m / 1,219 sq ft  
First Floor = 121.4 sq m / 1,307 sq ft  
Outbuilding = 55.7 sq m / 599 sq ft  
Total = 290.4 sq m / 3,125 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.