## **Tanglewood**

4 Old Orchard | Henton | Oxon | OX39 4AL









### **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





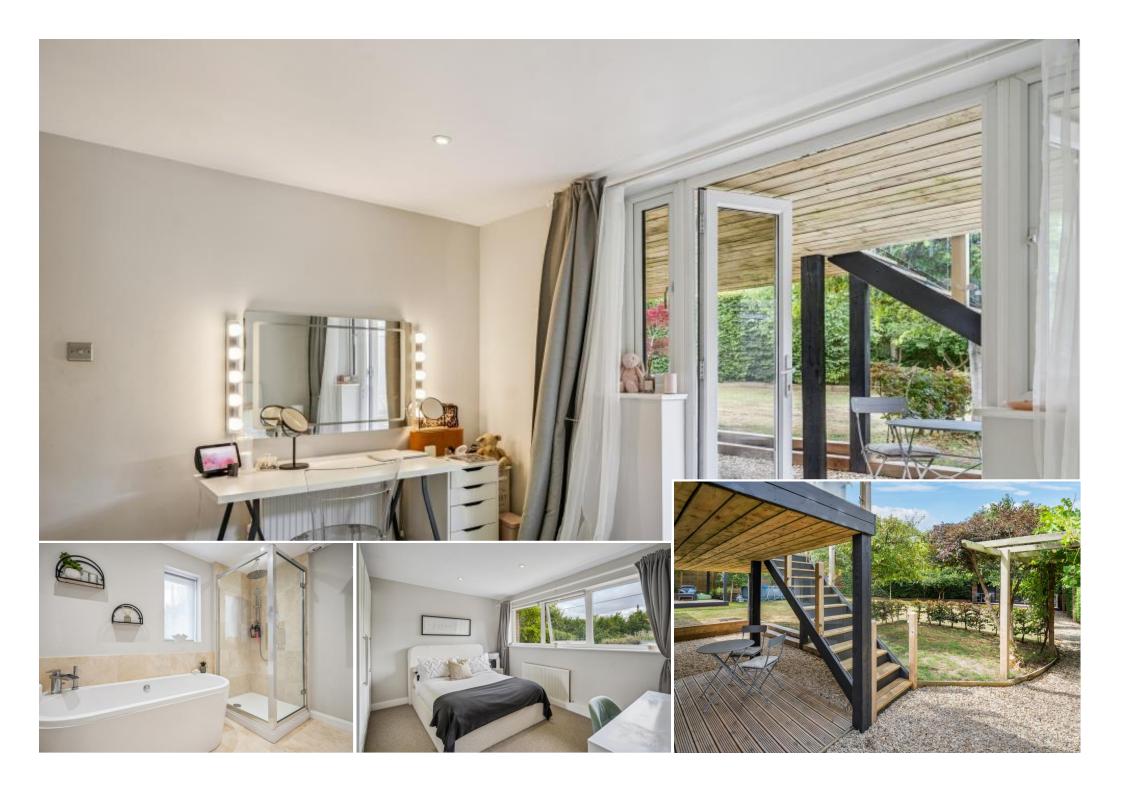


BBB

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

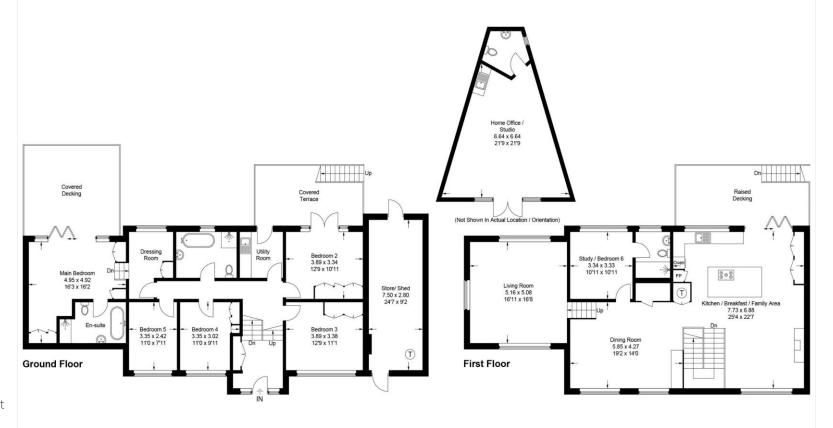
EPC - D

# Colombs

#### 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.

© CJ Property Marketing Ltd Produced for For Colombs

1 Swan Walk, Upper High Street, Thame, Oxon, OX9 3HN 01844 214421 thame@colombs.co.uk

www.colombs.co.uk

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.