

wye
Partnership
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FOR SALE
01494 509 377

1 Glebe Cottages, Ibstone, Buckinghamshire, HP14 3XY - Offers in Excess of £750,000


An extended five bedroom semi-detached home in a popular Chiltern Hills village with easy access to Junction 5 off the M40.

Entrance Hall | Shower Room/W.C. | Open Plan Living Space | Sitting Room | Snug | Modern Fitted Kitchen | Utility Room | First Floor Landing | Five Bedrooms | Modern Bathroom Suite | Double Glazing | Air Source Heat Pump | Large Shingle Drive To Front | Covered Store To Side | Large Rear Garden With Studio Annex With Kitchenette | Viewing Recommended |

Offering 'bright & airy' spacious accommodation is this ideal family home. Having been recently extended the property does require a small degree of finishing which provides a perfect blank canvass. Entering the property from the large shingle parking to front you enter via the entrance hall which leads to a large open plan living space with vaulted ceiling, feature fireplace, breakfast bar and two foldable doors opening to the rear garden. The kitchen has recently been fitted and the snug has a bay window to front. The sitting room is separate with another feature fireplace. To the first floor there are five bedrooms along with a modern family bathroom. The accommodation is complimented by double glazing and heating to radiators via an air source heat pump. To the rear there is a decent size rear garden and detached timber constructed studio with shower room/W.C & Kitchenette.

Price... Offers in Excess of £750,000

Freehold

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
www.epc4u.com		



LOCATION

The popular village of Ibstone sits high in the Chiltern Hills above the Hambleden Valley in an Area of Outstanding Natural Beauty with its own village pub/restaurant, village school and access to a number of delightful Chiltern walks. Other villages close by include Turville, Fingest, Hambleden and Stokenchurch with a range of day to day amenities and junction 5 of the M40. There is a regular rail service from High Wycombe station to London Marylebone or from Henley or Maidenhead to London Paddington.

DIRECTIONS

From Stokenchurch village centre proceed along the Oxford Road and over the motorway bridge (junction 5), which becomes Ibstone Road towards Ibstone. As you enter the village the property is located on the right hand side shortly after passing the cricket pitch.

ADDITIONAL INFORMATION

EPC Rating

C

Council Tax

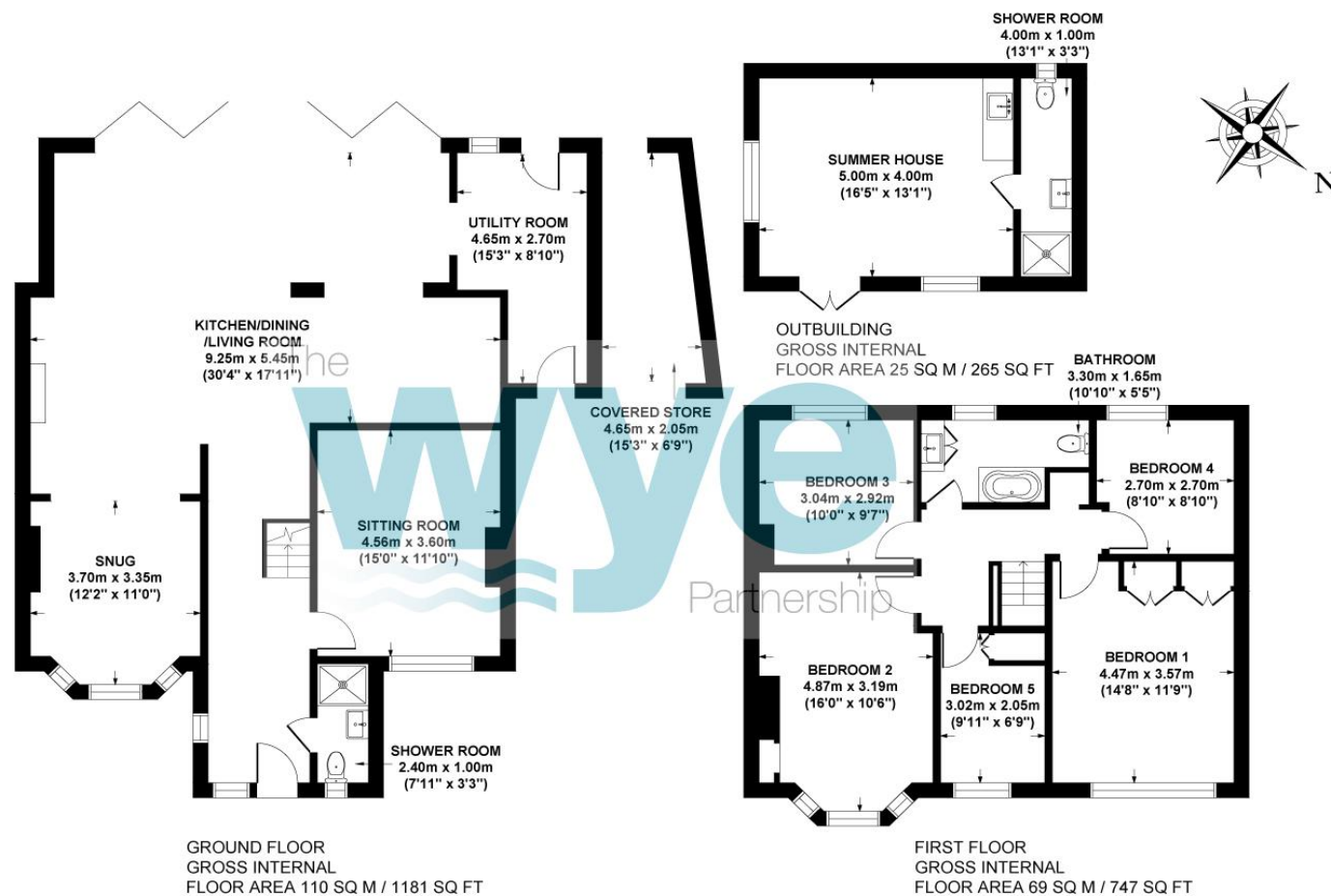
Band E

MORTGAGE

Contact your local Wye Residential office who can introduce you to their Independent Financial Adviser

Whilst we endeavour to make our sales details accurate and reliable they should not be relied on as statements of representation of fact and do not constitute any part of an offer or contract.





1 GLEBE COTTAGE, IBSTONE, HP14 3XY
APPROX. GROSS INTERNAL FLOOR AREA 204 SQ M / 2193 SQ FT
INCLUDING OUTBUILDING

FLOOR PLAN IDENTIFICATION PURPOSES ONLY -NOT TO SCALE