



FRIETH, HENLEY-ON-THAMES

RG9



VILLAGE HOUSE WITH VIEWS ACROSS THE COUNTRYSIDE

Located in the peaceful village of Frieth in the upper reaches of the Hambleton Valley. This stylish accommodation offers flexible family and entertaining space with spectacular grounds.



Local Authority: Wycombe District Council

Council Tax band: H

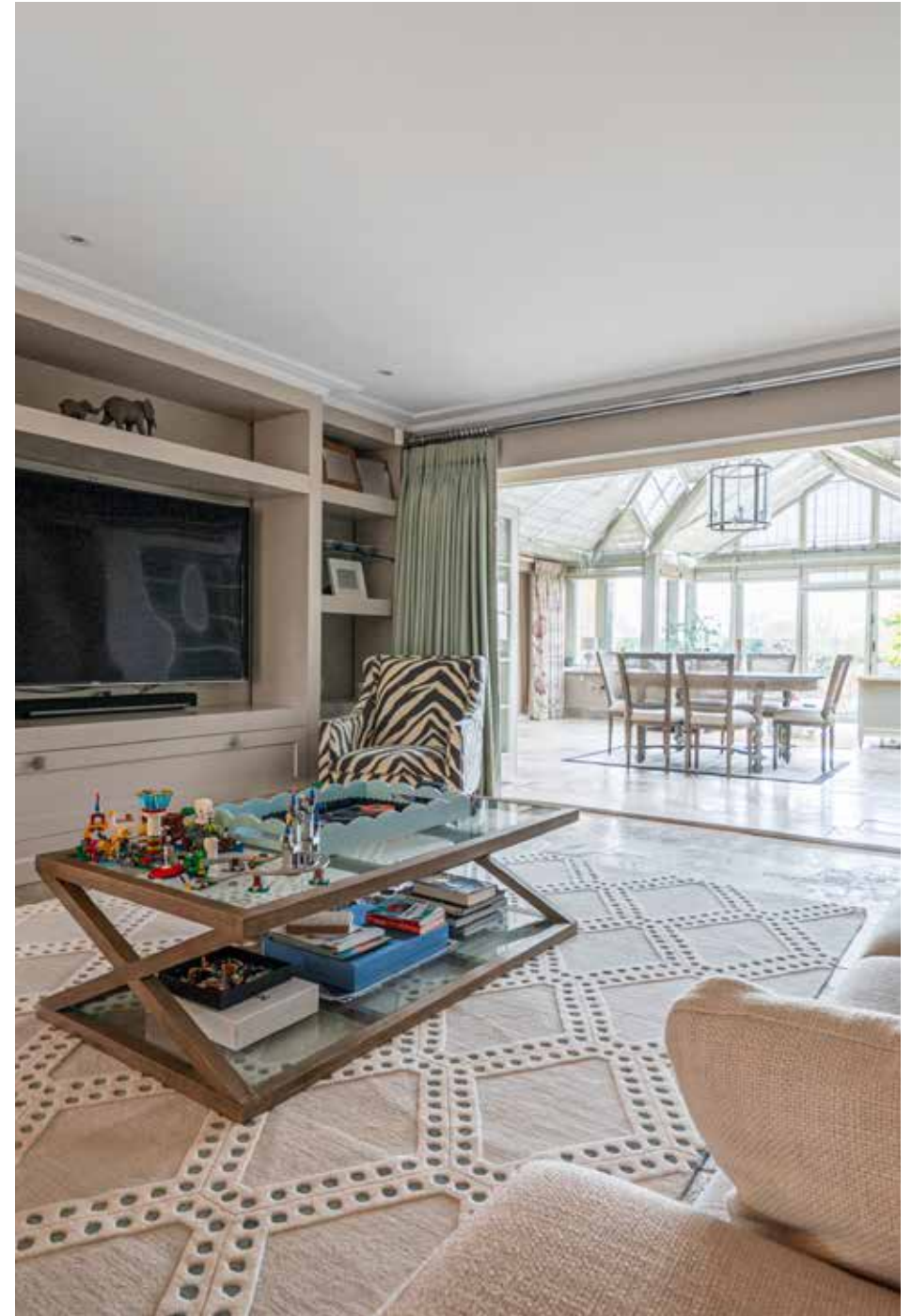
Tenure: Freehold

Services: Mains water and electricity. Private drainage and LPG fired central heating



THE PROPERTY

The house was built in 2013 with extensive refurbishment to the highest of standards since. The stylish accommodation now offering flexible family and entertaining space. The large garden room/conservatory was added to the ground floor to extend the accommodation, creating a fabulous room for all seasons. The house has aircon and underfloor heating to the reception hall, kitchen, cloakroom and conservatory, all of which have beautiful reclaimed French limestone tiled floors. Key features of the house include the fully fitted kitchen (by Aspect Kitchens) with central island, and Zip tap for instant boiling and ice-cold water. The kitchen opens to the family room and into the conservatory, with beautiful views over the gardens. The other reception rooms include the drawing room, accessed from the conservatory and the hall, with an impressive stone fireplace with log burning stove.







THE PROPERTY (CONTINUED)

The first floor comprises a principal suite with vaulted ceiling and a great deal of space and light with views over the rear garden and adjoining fields beyond. There are wardrobes in most of the bedrooms and pull-down steps lead up from bedroom 4 to a boarded and carpeted second floor room which offers potential for further accommodation (subject to obtaining the necessary planning consents).

LOCATION AND DIRECTIONS

Wood House is located in the village of Frieth, in the upper reaches of the Hambleden Valley. Lane End and Marlow are both nearby offering everyday amenities and shops. The area is renowned for its education with a broad choice of schools both private, grammar and state schools. Of particular note is Sir William Borlase Grammar school in Marlow. Communications in the area are excellent with the M40 lying to the north and east providing fast driving times into London and to the north, as well as Heathrow. There is also an excellent train service from High Wycombe (around 5 miles) with fast trains into London Marylebone taking from 27 minutes. To the south, Maidenhead (about 10.2 miles away) provides a good train service into Paddington.

What3words/// cage.landed.skewing

From Henley-on-Thames proceed along the A4155 towards Marlow. On reaching Mill End (after around 3.5 miles) turn left signposted to Hambleden and Fingest. Continue up the Hambleden valley taking a right turn into Colstrope Lane and then following the road around to the left and up the hill to the T junction, turning left signposted to Frieth and Lane End. Continue along this road, to the village of Frieth and the drive to Wood House will be found on the left hand side, opposite the school.

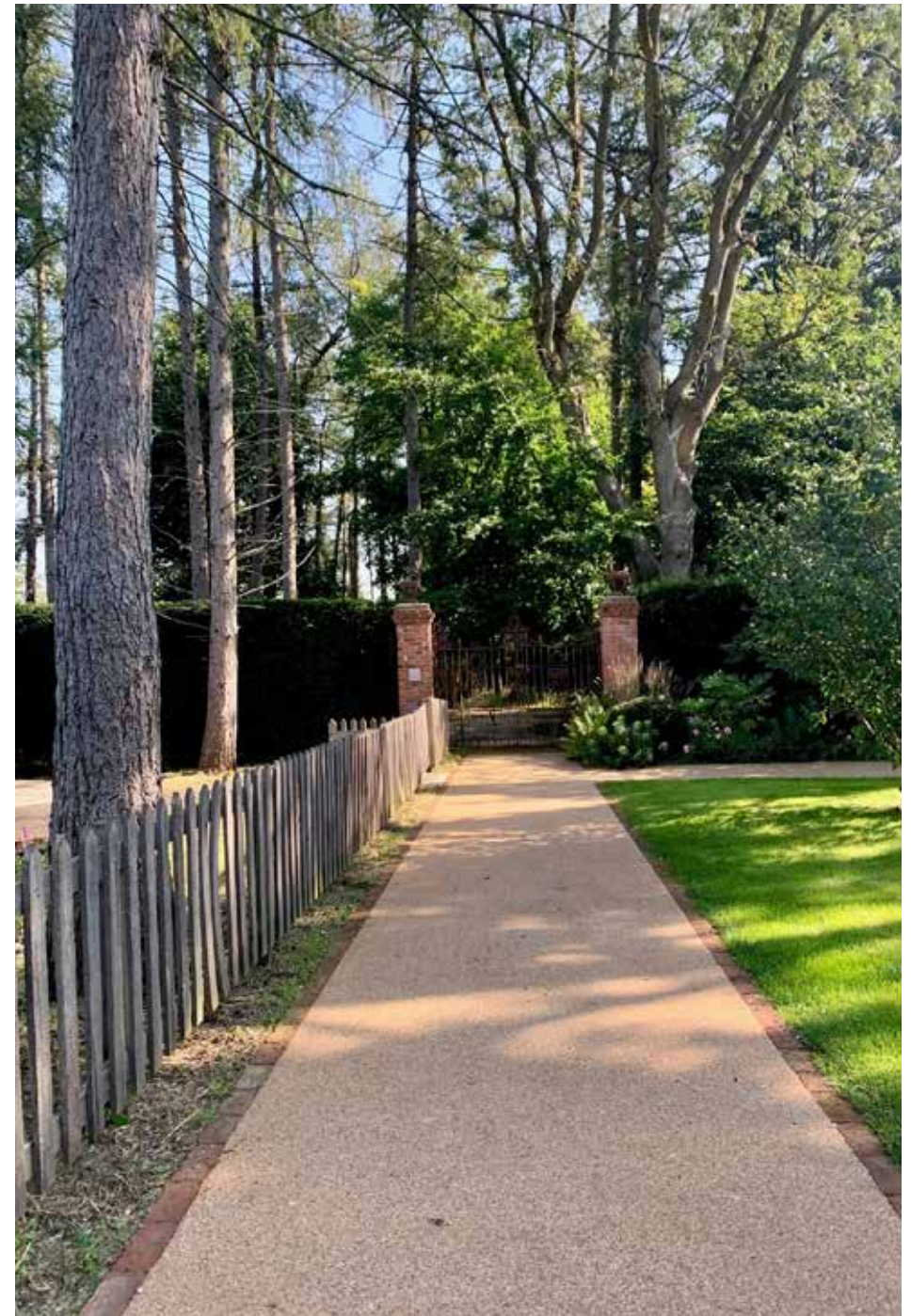


GARDENS AND GROUNDS

Chairmakers Way leads from the road to a five-bar gate and on to the parking area to the front of the double garage. There are four additional parking spaces in front of the house and an external staircase leads to the studio/office within the garage building. Enclosed by a brick and flint wall, the front garden to Wood House has been landscaped and has a water feature.

The gardens to the rear of the property are laid out with lawns and paths as well as a further water feature, off the terrace leading from the conservatory. The outdoor dining area is positioned through a pergola under a pleached beech tree edged terrace situated adjacent to a pretty summerhouse which has an adjoining potting shed.

Of particular note is an impressive large pond with board walk to a seating area, adjacent to the adjoining field. Large wrought iron gates hang on brick pillars through to an area of woodland which provides a beautiful extension to the gardens. The gardens have an irrigation system as well as lighting throughout.

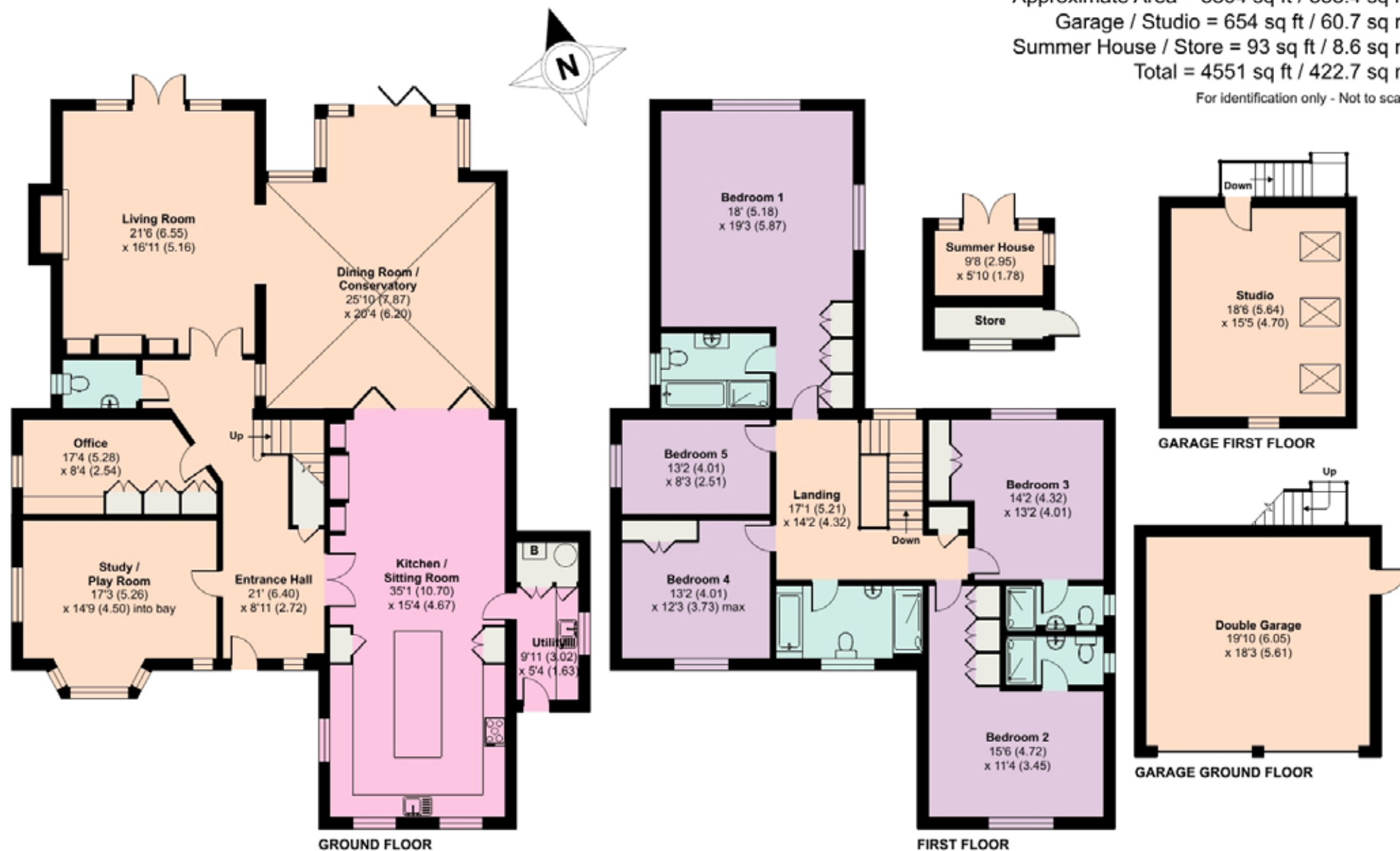






Approximate Area = 3804 sq ft / 353.4 sq m
 Garage / Studio = 654 sq ft / 60.7 sq m
 Summer House / Store = 93 sq ft / 8.6 sq m
 Total = 4551 sq ft / 422.7 sq m

For identification only - Not to scale



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. (ID767266)

We would be delighted
to tell you more.

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