



CHAPEL HOUSE, SKIRMETT



A CHARMING COTTAGE IN THE HEART OF HAMBLEDEN VALLEY

Chapel house occupies a delightful position at the northern end of the village with views over open fields and the surrounding valley along with two paddocks, approx 1.7 acres.



Local Authority: Wycombe District Council

Council Tax band: G

Tenure: Freehold

Services: Mains water & electricity, private drainage (cesspit) and oil fired central heating

Guide Price: £1,295,000



THE PROPERTY

Chapel House is a charming, detached period home, constructed in traditional brick and flint. Rich in character, the property showcases a wealth of original features throughout.

Upon entering, a hallway leads to a spacious living room, complete with a brick inglenook fireplace, and beautiful oak-beamed ceilings. From here, a door opens out to the rear garden, and further access is provided to a separate office, the dining room, and a staircase rising to the first floor. The dining area is open plan to the kitchen/breakfast room. The kitchen is fitted with cream cabinetry, tiled flooring, and a selection of integrated appliances, combining traditional charm with everyday practicality.







THE PROPERTY (CONTINUED)

Upstairs, the property offers two generously sized double bedrooms and a spacious family bathroom with a separate shower. The first floor is accessed via a staircase from the living room and features charming character details, including exposed beams and stunning views across the Hambleden Valley.

The principal bedroom is a bright and airy double with exceptional views over the garden and open paddocks beyond. The second double bedroom also enjoys similar views and both includes built-in storage.

There is excellent potential to extend the accommodation further, subject to the necessary planning permissions.

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GARDENS & GROUNDS SITUATION

To the front of the cottage is a delightful south-facing terrace and a pretty cottage garden, mainly laid to lawn with mature trees and shrub borders. Adjacent to the cottage is an enclosed dog kennel/enclosure. The remaining garden is more informal, extending to a charming seating area at the far end, which offers wonderful views across open paddocks and the surrounding valley. Beyond the garden are two post-and-rail fenced paddocks, approx 1.7 acres, a barn/outbuilding, and a field store.

The property is situated in the Hambleden Valley, an Area of Outstanding Natural Beauty. The village of Skirmett. has a pub and nearby Hambleden has a post office, garage, sports and tennis clubs. Both Henley and Marlow provide an excellent selection of amenities, along with a selection of specialist retailers, boutiques, cafés and restaurants. In Henley there is also a three-screen cinema, theatre and a branch line railway station connecting via Twyford to London. The larger centres of Reading, Wycombe and Oxford are also close at hand offering a wide selection of shops and amenities. Skirmett is also in the grammar school catchment in Marlow. The surrounding countryside is ideal for country pursuits and is well served with bridleways and footpaths for horse riding, cyclists and walkers.



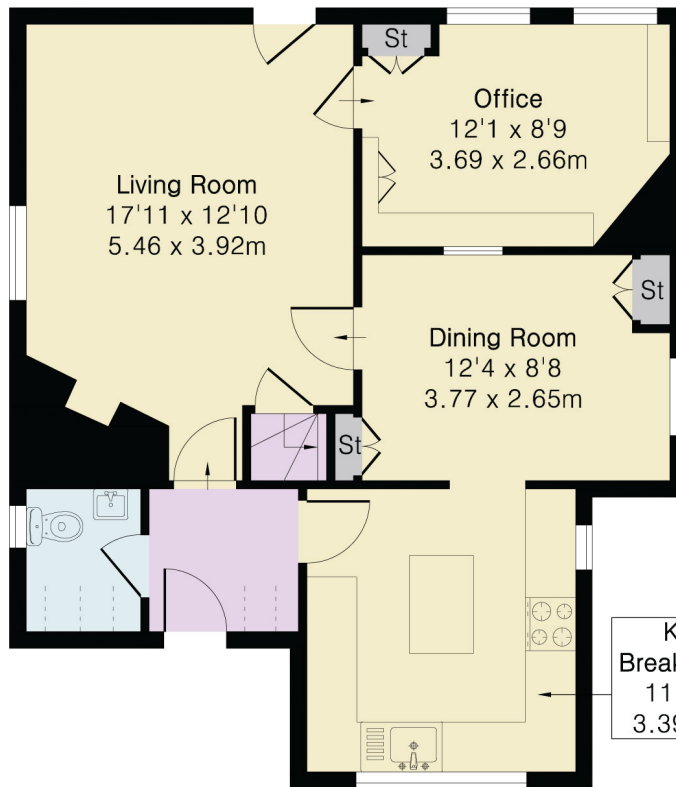




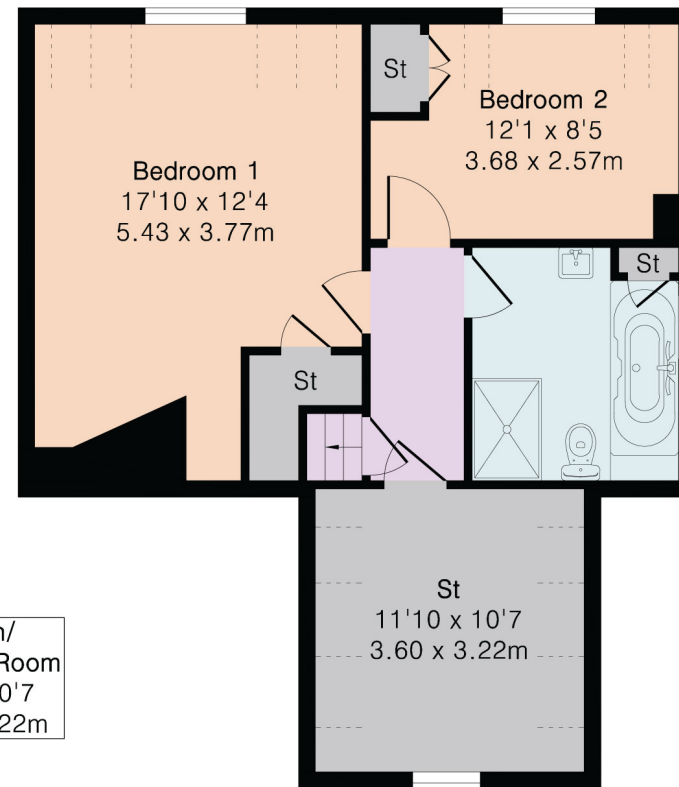
Approximate Gross Internal Area 1214 sq ft - 112 sq m

Ground Floor Area 640 sq ft – 59 sq m

First Floor Area 574 sq ft – 53 sq m



Ground Floor



First Floor

(Including Basement / Loft Room)

Approximate Gross Internal Area = XXXX sq m / XXXX 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. (ID767266)

We would be delighted
to tell you more.

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