



CHURCH HOUSE, SKIRMETT



A CHARMING HOME IN THE HEART OF HAMBLEDEN VALLEY

Church House enjoys a picturesque position at the northern end of the village, with far-reaching views across open fields, the surrounding valley, and the landscaped gardens and swimming pool.



Local Authority: Wycombe District Council

Council Tax band: G

Tenure: Freehold

Services: Mains water & electricity, oil fired central heating, private drainage

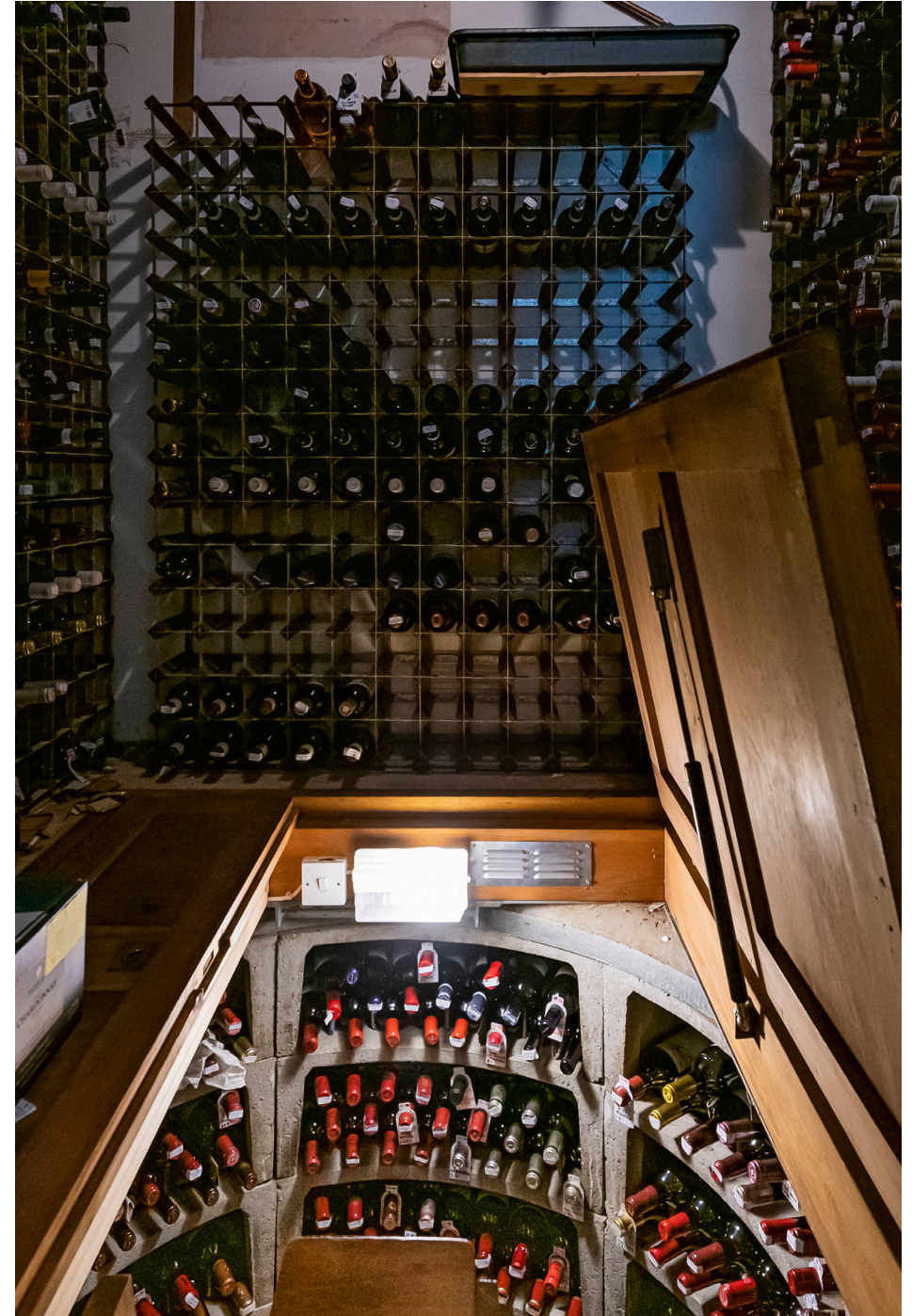
Guide Price: £1,500,000



CHURCH HOUSE

Upon entering, a hallway leads to the reception/dining room, which features a wooden floor and an attractive fireplace with a gas fire. French doors open into a spacious, light-filled conservatory, home to an impressive fig tree. The spacious kitchen/dining room features an oil-fired Raeburn, a comprehensive range of wall and base units with granite worktops, a Miele oven, five-ring gas hob, and integrated fridge freezer. Additional ground floor accommodation includes a utility room, wine room, cellar, gym/studio, a contemporary shower room/cloakroom, and a separate reception room which could also serve as a fifth bedroom.

The first floor offers four bedrooms, one of which is currently used as a study, along with a well-appointed family bathroom. The property benefits from full central heating via an oil-fired boiler, as well as two Daikin heating and cooling inverters serving the kitchen/breakfast room and the study above.







SITUATION

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.

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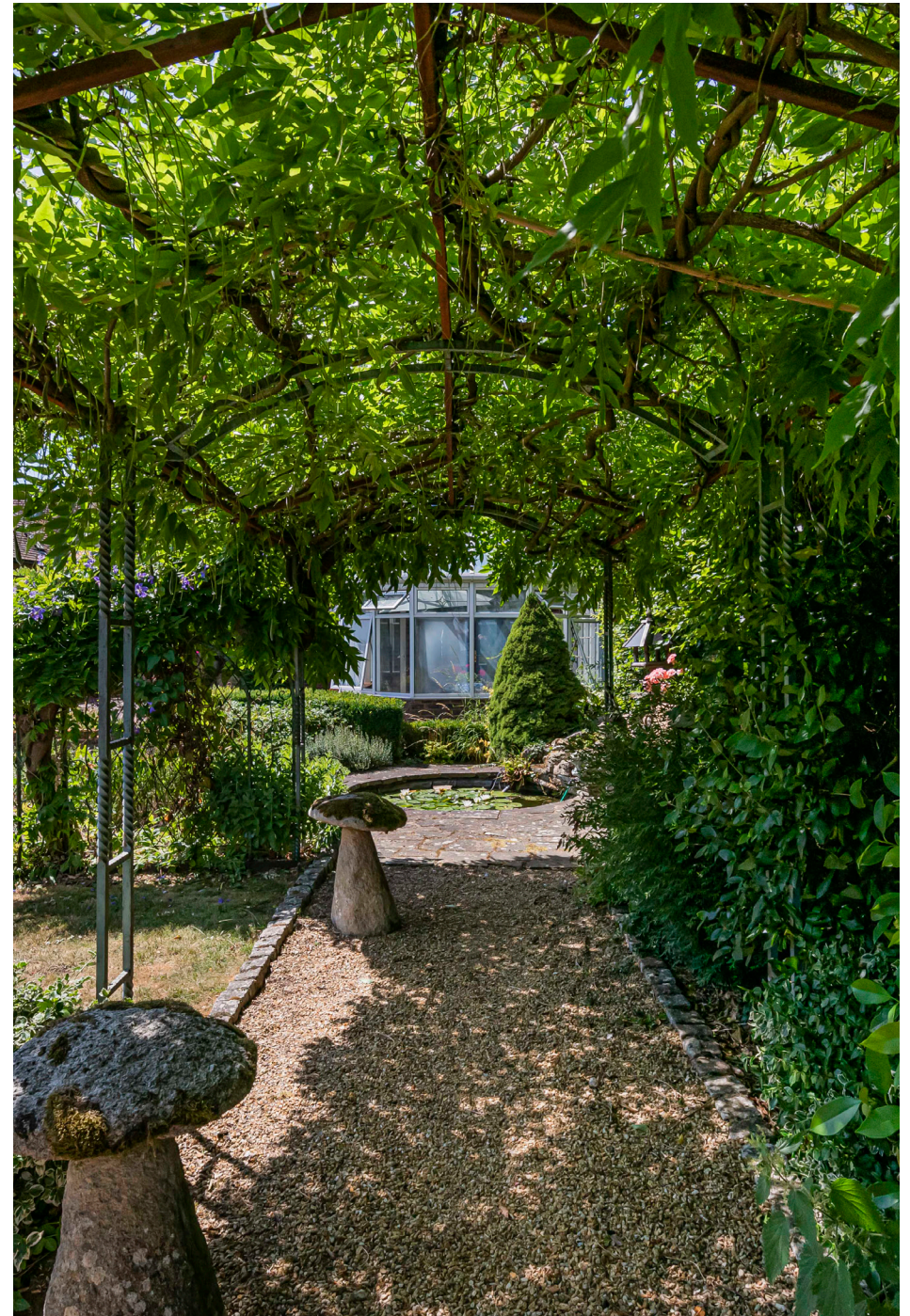


GARDENS & GROUNDS

The property is approached via a gravel driveway, providing ample parking and access to a detached double garage. Mature hedging on either side offers a good degree of privacy from neighbouring properties.

The rear garden is a key feature, arranged over a series of brick terraces with raised flower beds and an ornamental pond. Planting includes wisteria, clematis, a weeping mulberry, quince tree, and bay bush. Beyond this, a productive kitchen garden offers 12 raised beds for vegetables and herbs. The adjoining swimming pool area is well designed, with terracing and walling. A raised terrace in front of the Garden House/Pavilion includes a fitted kitchenette with tiled flooring, internet access, and a two-ring induction hob.

Additional features include a garden shed housing the swimming pool equipment, an air source heat pump for pool heating, a greenhouse, and a garden irrigation system.







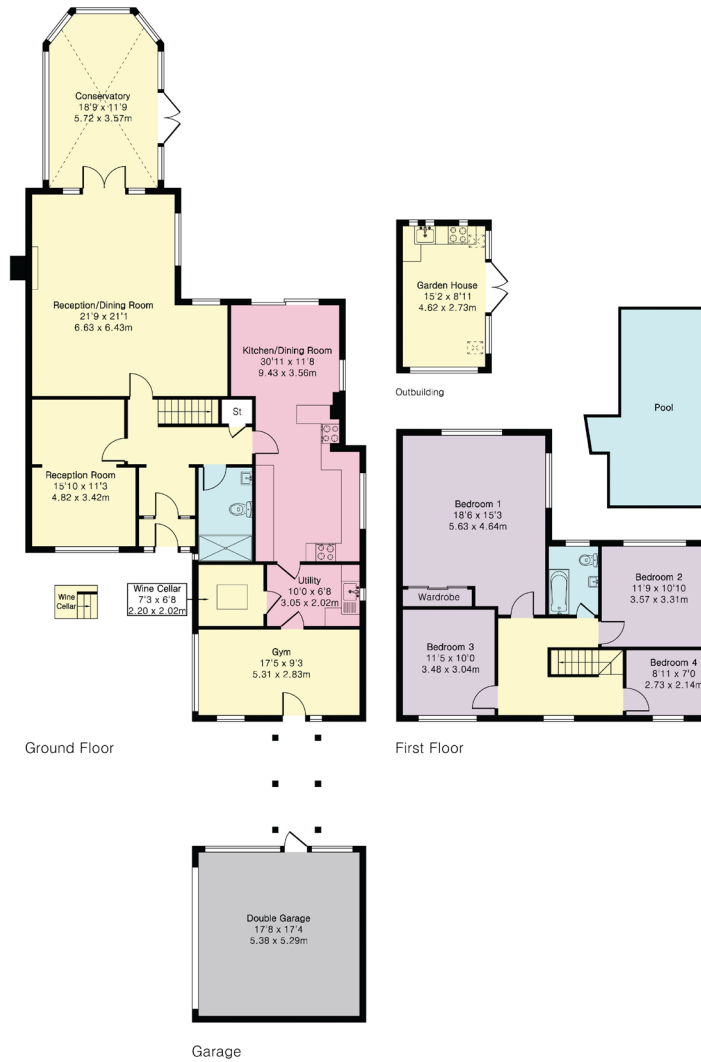
**Approximate Gross Internal Area 2386 sq ft - 222 sq m
(Excluding Garage & Outbuilding)**

Ground Floor Area 1600 sq ft - 149 sq m

First Floor Area 786 sq ft - 73 sq m

Garage Area 306 sq ft - 28 sq m

Outbuilding Area 136 sq ft - 13 sq m



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
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