



THE OLD FARM HOUSE, FLACKWELL HEATH
PRICE: £1,495,000 FREEHOLD



**THE OLD FARMHOUSE
16 CHAPEL ROAD
FLACKWELL HEATH
HP10 9AB**

PRICE: £1,495,000 FREEHOLD

A large Victorian cottage benefitting from many original features and situated within private, wrap around gardens within a short stroll to countryside walks.

**PRIVATE WRAP AROUND GARDENS:
REPLACED SASH WINDOWS TO FRONT:
VERSITILE LIVING ACCOMMODATION:
FOUR RECEPTION AREAS:
KITCHEN BREAKFAST ROOM WITH PANTRY
CUPBOARDS AND UTILITY ROOM:
FIVE DOUBLE BEDROOMS – ENSUITE AND
DRESSING ROOM TO MASTER: FAMILY
BATHROOM: GARAGE: AGA HEATING: DOUBLE
GLAZED WINDOWS**

TO BE SOLD An excellent example of a traditional Bucks Brick and Flint built detached house, dating back to 1870, sympathetically upgraded and extended whilst retaining much of its charm and character, set in pleasant wrap around, tastefully cultivate grounds offering a high degree of privacy. The accommodation offers versatile living with its four reception rooms including a large, bright kitchen/breakfast room overlooking the rear of the house, two main reception areas with log burning stoves, two separate staircases servicing the five bedrooms and two bathrooms. Highly recommended for an internal viewing. Flackwell Heath village centre which has a range of amenities for day to day needs including shopping, sporting and social. Schooling in the area is highly regarded. The M40 motorway is either accessible at Junction 3 (Wycombe East) or at Junction 2 (Beaconsfield) and there are railway stations in nearby Bourne End and also in Beaconsfield linking to the Elizabeth Line via Maidenhead and London Marylebone respectively. The accommodation comprises:

ENTRANCE PORCH with tiled flooring, double glazed windows, door to;

DINING ROOM benefitting from solid wood flooring, part panelled walls, double glazed sash windows to front with radiator under, open fireplace with brick surround, built in storage cupboard.

PRIMARY STAIRCASE providing private access to principle bedroom.



STTING ROOM a triple aspect room benefitting from many sympathetic features such as an exposed beamed ceiling, large inglenook fireplace with wood burner, double doors out to patio, windows to side, radiators.

STUDY with brick fireplace, under stairs cupboard, double glazed sash window with radiator under.

SECONDARY STAIRCASE servicing the remaining four bedrooms.



KITCHEN/BREAKFAST ROOM an immaculately kept country style kitchen benefitting from multiple wall and base units with granite work surfaces over, large peninsular unit with double bowl sink unit with mixer taps, integrated full height fridge, single electric oven, AGA controlling heating system, two pantry cupboards, stone flooring, double casement doors and side windows onto garden allowing plenty of light in.

REAR PORCH with access to the garden and **WC** with low level wc and wash hand basin with vanity under, built in cupboard.

UTILITY ROOM with matching floor cupboards, space for freezer, washing machine, and dishwasher, double glazed window.



FAMILY ROOM An impressive room with double height, beamed ceiling with log burning stove, double glazed windows and doors to the side, radiators.

FIRST FLOOR LANDING with window overlooking the garden, doors to;



BEDROOM ONE a large double room with sash windows to the front, built in cupboard, **DRESSING AREA** with plenty of built in wardrobes and drawers, large mirror, double glazed windows to rear, door to;

ENSUITE BATHROOM a suite of “his and hers” vanity unit with oval countertop basins, enclosed shower cubicle, low level wc, large wall mirror with spotlights, double glazed windows, heated towel rail, tiled walls and floors.

BEDROOM FIVE/STUDY a rear aspect room currently being used as an office with built in cupboard, double glazed windows with radiator under, access through to the further three bedrooms.

BEDROOM TWO double glazed sash windows to front with radiator under, built in wardrobes,



BEDROOM THREE a double aspect room with double glazed sash windows to front and side, radiator under, built in cupboard, wash hand basin.



FAMILY BATHROOM a modern fitted suite of panelled bath with shower over and tiled surround, vanity with inset wash hand basin and low level wc, part panelled walls, tiled floors, heated towel rail, airing cupboard, double glazed window.

BEDROOM FOUR a rear aspect room with two double glazed windows, built in storage, radiator.

THE GROUNDS The wrap around gardens offer a patio area directly off of the rear of the house, features include the - no longer in use - original well,

multiple areas of lawn, mature shrubs, vegetable gardens, a shed and a greenhouse.

TO THE FRONT The property is accessed via a private driveway shared with number 14 and set back from the road, plenty of gravelled driveway and a single garage.

BOU138 EPC BAND: D

COUNCIL TAX BAND: G

VIEWING Please contact our Bourne End office bourneend@andrewmilsom.co.uk or 01628 522 666.

DIRECTIONS: Using the postcode HP10 9AB the property can be found down a long private drive servicing number 14 and 16 Chapel Road.

MONEY LAUNDERING REGULATIONS:

Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in progressing a sale. For clarification we would wish to inform prospective purchasers that we have prepared these particulars as a general guide. These particulars are not guaranteed nor do they form part of any contract. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets, fixtures and fittings.

Letting and Management: We offer a comprehensive range of services for landlords. Please call **01628 816590** for further details.

**DRAFT DETAILS
AWAITING CLIENTS APPROVAL**



Approximate Gross Internal Area = 242.1 sq m / 2,606 sq ft
Garage = 18.2 sq m / 196 sq ft
Total = 260.3 sq m / 2,802 sq ft

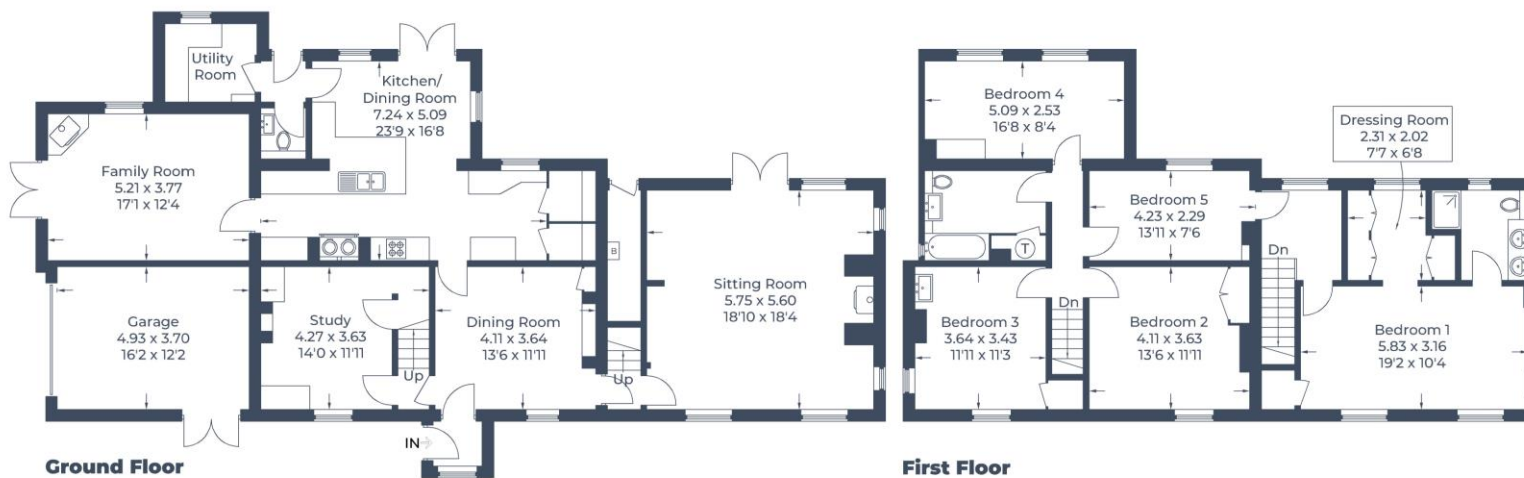


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