



2 PERRIN SPRINGS LANE, FRIETH
PRICE: £1,075,000 FREEHOLD

am ANDREW
MILSOM

**2 PERRIN SPRINGS LANE
FRIETH
NEAR MARLOW
BUCKS RG9 6PD**

PRICE: £1,075,000 FREEHOLD

This well planned and presented four bedroom detached chalet home is set in the heart of this popular Chiltern village on a good sized plot with an 85ft rear garden backing onto protected fields.

LANDSCAPED 85FT REAR GARDEN:

FOUR BEDROOMS:

THREE BATH/SHOWER ROOMS:

STUDY: LIVING ROOM:

**KITCHEN/DINING ROOM: UTILITY ROOM;
OIL RADIATOR & UNDERFLOOR HEATING:
DOUBLE GLAZING: GARAGE: DRIVEWAY
PARKING.**

TO BE SOLD: located in a popular Chiltern village just four miles north of Marlow, this spacious and well-designed four bedroom detached family home must be viewed to be appreciated. This will reveal particularly good sized accommodation, adaptable in its use with a modern kitchen/dining/family room and refitted bathrooms as well as a combination of oil fired and underfloor electric heating. Outside are pleasant gardens, a garage and driveway parking for numerous vehicles. Frieth is a charming Chiltern village with a choice of public houses, a primary school, church and village hall, all contributing to a sense of community. Nearby are a number of lovely walks and rides over surrounding Chiltern countryside and there are amenities for day to day needs in nearby Lane End. The larger towns of Henley, Marlow and High Wycombe are all readily accessible. These towns have railway stations serving London and the M4 and M40 are readily accessible, the former via the Marlow Bypass and the latter at High Wycombe or Stokenchurch. The accommodation comprises:

COVERED ENTRANCE light, stone step, front door to

ENTRANCE HALL tiled floor, stairs to First Floor, spotlights.

STUDY access to loft, radiator and wooden floor.

SHOWER ROOM white suite of wash basin with vanity drawers below, low level w.c. with concealed cistern, glazed and tiled shower cubicle with overhead rose and hand held attachment, folding door, tiled floor, heated towel rail, extractor fan.

BEDROOM FOUR radiator, wooden floor.



KITCHEN/DINING ROOM a large open plan space with two pairs of double glazed French doors overlooking the rear garden, tiled floor, glazed double doors to Sitting Room, space for dining table and sofas, range of grey contemporary wall and base units with contrasting granite working surfaces with one and a half sinks and mixer tap, grooved drainer, Quooker hot tap, Siemens double ovens/microwave with Bora induction hob with central extractor, built in fridge and freezer, dishwasher, spotlights, concealed lighting, island bar with seating for four. Door to sitting room.

UTILITY ROOM matching cupboards and working surfaces to the Kitchen, space and plumbing for washing machine and tumble dryer, electrical consumer unit, broom cupboard, stable door to outside, manifolds for underfloor heating.



LIVING ROOM: with radiators, Velux roof lights and wood burning stove.

FIRST FLOOR LANDING with Velux roof light, glazed roof lantern, airing cupboard and deep storage cupboard.



BEDROOM ONE full height and width Cathedral double glazed window with Juliette balcony, radiator, range of fitted wardrobes, tv aerial point and door to

ENSUITE SHOWER ROOM with full width shower cubicle, overhead rose, hand attachment and glazed screen, low level w.c. with concealed cistern, heated towel rail, wash basin set in vanity cupboard with drawers, spotlight, extractor fan, tiled floor.

BEDROOM THREE radiator.



BEDROOM TWO with two Velux roof lights, radiator.



FAMILY BATHROOM with white suite of panel bath, shower attachment, tiled wall surrounds, w.c. with concealed cistern, wash basin with vanity cupboard and drawers, tiled splash back and floor, heated towel rail, extractor fan.

OUTSIDE

THE FRONT GARDEN has been landscaped to provide maximum parking space with gravel driveway, panel fencing with range of useful stores, oil tank, lighting, tap and electrical point.

SINGLE GARAGE with up and over door, light, power, oil fired boiler and pressurised hot water cylinder.



THE REAR GARDEN measures 85ft and is a feature of the property and backs directly onto protected countryside. The garden includes a raised deck with outside lighting, stone patio leading onto a large expanse of lawn with well stocked flower beds, garden shed, tap, electrical point and lighting. To the rear is a large sun trap patio with vegetable beds to side, post and rail fencing, panel fencing and a superb view over fields.

VIEWING: Please arrange a visit by contacting us on **01628 890707** or **homes@andrewmilsom.co.uk**

DIRECTIONS: using the postcode **RG9 6PD** on entering Frieth from Marlow turn left at the crossroads and first right into Ellery Rise which leads to Perring Springs Lane. No 2 is on the right. .



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EPC BAND: TBC

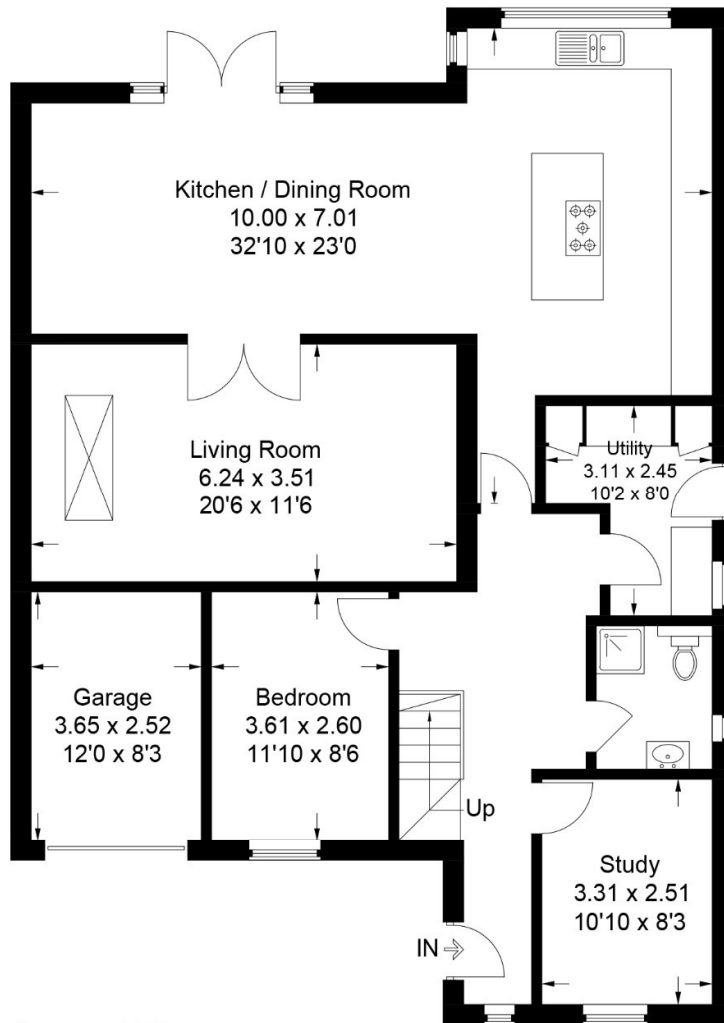
COUNCIL TAX BAND: TBC

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.

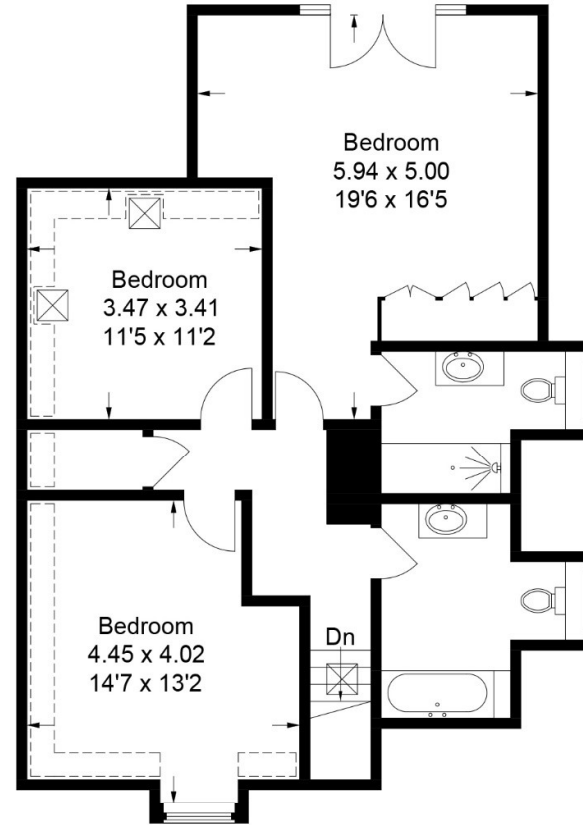
For clarification we would wish to inform prospective purchasers that we have prepared these particulars as a general guide. These particulars are not guaranteed nor do they form part of any contract. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets, fixtures and fittings.

**DRAFT DETAILS
AWAITING CLIENTS APPROVAL**

Approximate Gross Internal Area
 Ground Floor = 111.7 sq m / 1,202 sq ft
 First Floor = 76.6 sq m / 825 sq ft
 Garage = 9.3 sq m / 100 sq ft
 Total = 197.6 sq m / 2,127 sq ft



Ground Floor



First Floor

(Not Shown In Actual Location / Orientation)

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.