



**SPINNEY COTTAGE, HORSLEYS GREEN**  
**PRICE: £1,250,000 FREEHOLD**





**SPINNEY COTTAGE  
HORSLEYS GREEN  
HIGH WYCOMBE  
BUCKS HP14 3UX**

**PRICE: £1,250,000 FREEHOLD**

A superb family home in small hamlet, 2.5 miles from the M40, ideal for entertaining with cinema room and more!  
Coach and bus stops to private and local schools.

**0.3 ACRE GARDENS: FOUR BEDROOMS:  
THREE BATH/SHOWER ROOMS:  
DRESSING ROOM: CLOAKROOM:  
LIVING ROOM: FAMILY ROOM: STUDY:  
FABULOUS BASEMENT CINEMA:  
PLAYROOM/BEDROOM 5:  
KITCHEN/BREAKFAST ROOM: UTILITY ROOM:  
DOUBLE GLAZING: UNDERFLOOR & OIL  
CENTRAL HEATING: AMPLE PARKING.  
ELECTRIC GATED ENTRANCE.**

**TO BE SOLD:** A superb detached family home ideal for entertaining and set in a small hamlet in the countryside with an outstanding cinema room. Coach and bus stops to all schools at the top of the road and just eight miles from Marlow with beautiful surrounding countryside walks as well as easy access to London and M40 (just two and a half miles away). The spacious - over 2600 sq ft- home has accommodation arranged over four floors including a second floor games room/playroom and a superb cinema room. Spinney Cottage is situated centrally on a secluded level plot of 0.3 acres in the hamlet of Horsleys Green which is in an Area of Outstanding Natural Beauty and benefits from access to many Chiltern walks. The property has been refurbished and remodelled to a high specification including Italian porcelain and granite flooring with underfloor heating to most of the ground floor and in the refitted bath and shower rooms. The refitted open plan kitchen/breakfast room and the dining room have bi-fold doors to the rear patio and garden creating a wonderful sense of space for al fresco entertaining. The villages of West Wycombe (3 miles) and Stokenchurch (2 miles) have shops, doctor's surgery, post office, library, Primary Schools, whilst more extensive facilities can be found in High Wycombe (6 miles) and Marlow (8 miles) with school bus service to RGS, Wycombe High and Pipers Corner nearby. There is access to J5 of the M40 at Stokenchurch, with links to

Oxford, Birmingham and London. The nearest railway stations are in High Wycombe and Saunderton with links to Marylebone and Birmingham.

**GLAZED ENTRANCE PORCH** with Front door to

**ENTRANCE HALL** with radiator, stairs to First Floor, tiled floor, central heating thermostat and doors to

**CLOAKROOM**, low level w.c., corner hand wash basin, extractor fan and tiled floor with under floor heating.

**STUDY:** with radiator, window to front, dimmer light switch and bespoke fitted desk/office units.



**L SHAPED DOUBLE ASPECT LIVING ROOM:** with stunning Italian porcelain tiled flooring with underfloor heating, double glazed patio doors and side panels to front, 2 wall light points, inset lighting fireplace, 5 bifold doors opening to patio and rear garden, stairs to Cinema Room, opening to Kitchen/Breakfast Room and wide opening to



**FAMILY ROOM:** also with Italian porcelain flooring with underfloor heating, double glazed windows, 2 wall light points, vaulted glass roof and double doors opening to garden and patio.



**KITCHEN/BREAKFAST ROOM:** recently upgraded this L shaped room has Italian porcelain tiled flooring with underfloor heating, 5 bifold doors to patio and garden, fitted bench seats with lighting, Italian granite work surface with generous drawers and cupboards under, wall cupboards, window to front, integrated appliances include oven, microwave, five ring induction hob with extractor hood over and dishwasher, opening to

**UTILITY ROOM:** with underfloor heating, window to front, single drainer sink unit, space for washing machine and tumble dryer.



**FABULOUS CINEMA ROOM:** a superb cinema room experience created, sound proofed and fully fitted with underfloor heating, mood lighting and luxurious carpet. NB

The one control management system with internet connection includes a projector to the 3.7 x 2m screen with sub woofers as well as surround and behind screen speakers is available by separate negotiation.

**FIRST FLOOR LANDING** door to stairs to Second Floor, dimmer switch, double airing cupboard housing the Megaflow pressurised hot water tank and doors off to

**BEDROOM ONE:** double glazed window, radiator, panelled walls, bedside tables, recess for TV. Opening to

**DRESSING ROOM:** with window to rear, excellent range of fitted furniture, opening to

**SHOWER ROOM ENSUITE:** with underfloor heating, chrome towel rail radiator, walk in shower, wash basin with vanity cupboard and marble top, low level wc.

**GUEST SUITE BEDROOM TWO:** with fitted wardrobes, cabin style bed, window to front, and door to

**ENSUITE SHOWER ROOM** corner shower cubicle, wash hand basin with cupboard, chrome towel rail radiator, underfloor heating, low level w.c., dimmer light switch.

**BEDROOM FOUR:** triple wardrobes with dressing table, recess for double bed with cupboards above, radiator, window to rear.

**BATH/SHOWER ROOM** with panel enclosed bath with window to rear over, corner shower unit, low level w.c., wall hung wash hand basin, tiled splash backs, TV aerial point, chrome towel rail radiator, underfloor heating.



**BEDROOM THREE:** with Amtico heated floor, Dormer windows, 2 radiators, two double fitted wardrobes.

## SECOND FLOOR

**GAMES ROOM/PLAYROOM:** this could be used as a fifth bedroom if required, two Velux windows with fine outlooks, inset lighting, bespoke bench seating with storage.

**OUTSIDE TO THE FRONT** the property is approached via secure electric gates to a substantial gravelled driveway for the parking of numerous cars bordered by flower and shrubs with lighting.



Side gates lead to **THE REAR GARDEN** with a newly laid patio with seating area and inset LED lights. The garden is mainly laid to lawn enclosed by fencing with flower and shrub borders. There is a bespoke garden store with attic and power supply offering scope to be used as a home office if required. The plot amounts to **APPROXIMATELY 0.3 OF AN ACRE.**



**NB.** A slate tiled roof, New England style fibre cement cladding on the front Dormers and rear elevations, new bi-fold doors and all Velux windows have been installed since January 2019.

**M44230425**

**EPC BAND: E**

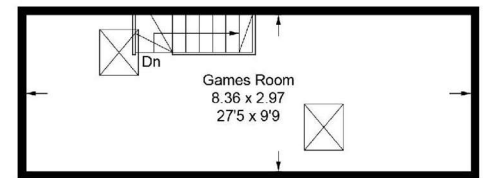
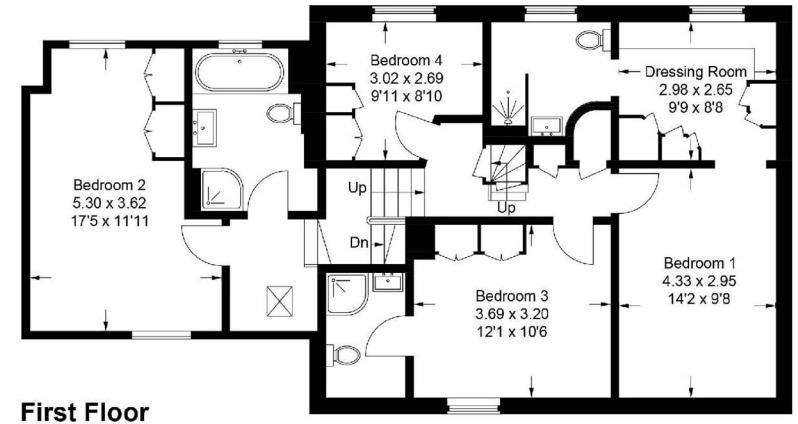
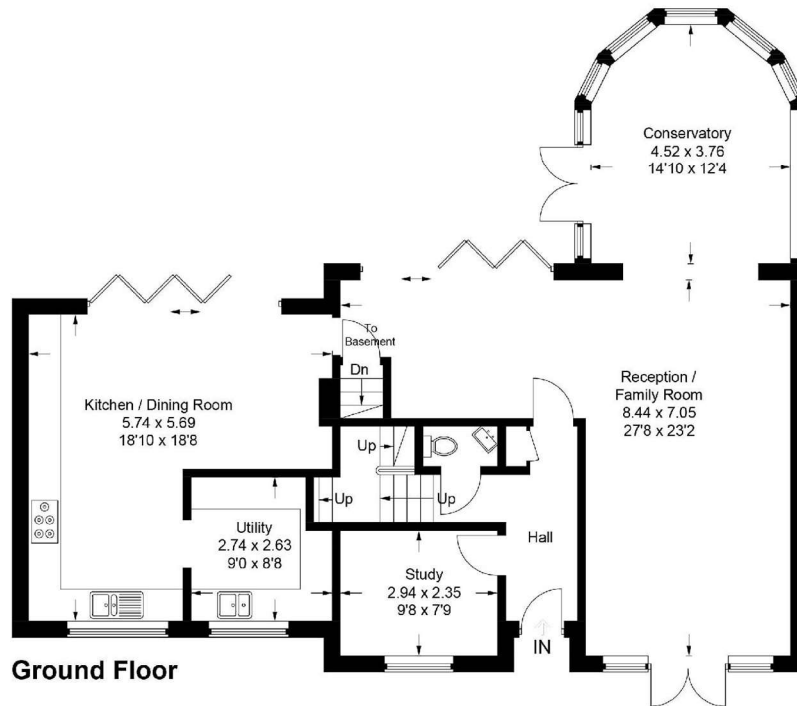
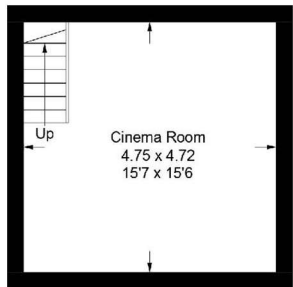
**VIEWING:** Please contact Marlow office on **01628 890707** or **homes@andrewmilsom.co.uk**.

**DIRECTIONS:** Follow **SAT NAV** using **HP14 3UX**. In arriving in Horsleys Green, Spinney Cottage is set back on the North side of the Lane, near Copse Close.

**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.

Approximate Gross Internal Area  
 Cellar = 22.3 sq m / 240 sq ft  
 Ground Floor = 110.3 sq m / 1,187 sq ft  
 First Floor = 88.6 sq m / 954 sq ft  
 Second Floor = 24.6 sq m / 265 sq ft  
 Total = 245.8 sq m / 2,646 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.

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