



FERNIE COTTAGE, FRIETH
PRICE: £1,075,000 FREEHOLD

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MILSOM

**FERNIE COTTAGE
HAYLES FIELD
FRIETH
BUCKS RG9 6PP**

PRICE: £1,075,000 FREEHOLD

Situated in a private road in the sought after village of Frieth, just four miles north of Marlow, an individual detached 1960's built chalet home with detached SELF-CONTAINED ANNEXE.

**55FT REAR GARDEN: FOUR BEDROOMS:
THREE BATH/SHOWER ROOMS:
LOUNGE/DINING ROOM: CONSERVATORY:
STUDY/BEDROOM 5: KITCHEN/BREAKFAST
ROOM: LAUNDRY ROOM: OIL CENTRAL
HEATING: DOUBLE GLAZING:
DRIVEWAY PARKING.
ANNEXE OF LIVING ROOM, KITCHENETTE,
DOUBLE BEDROOM & SHOWER ROOM.**

TO BE SOLD: this impressive four/five bedroom detached home whilst presenting a modest exterior offers exceptional family accommodation, adaptable in its use, complete with a detached annexe ideal for teenagers or elderly relatives. The property is set in the heart of this pretty Buckinghamshire village on a private road close to Frieth Primary School, the Village Hall, Anglican Church and two public houses. In excellent decorative order and providing light and airy accommodation, this superb home is recommended for a viewing. Frieth is perched high in the Chiltern Hills and is the gateway to the Hambleden Valley where many exhilarating walks and rides can be found. Marlow has excellent sports and social facilities and a busy High Street with variety of shops and restaurants. Train services to Marylebone and Paddington, London are available at Maidenhead and High Wycombe respectively. J4 of the M40 is accessible at Handy Cross. The accommodation comprises:

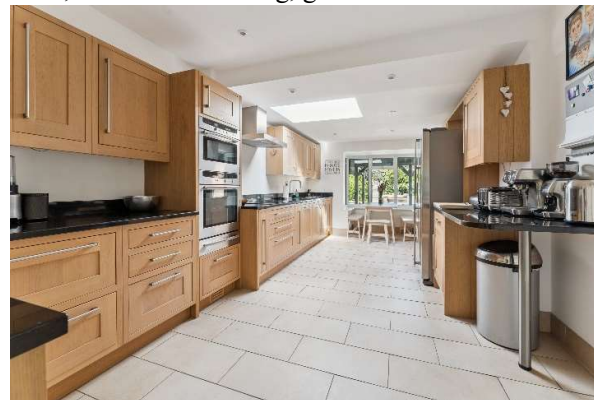
ENTRANCE PORCH tiled floor, cloaks hanging, boot rack and door to

ENTRANCE HALL oak floor, stairs to First Floor, cupboard with storage and Megaflow hot water cylinder, two radiators, cloaks cupboard.



LOUNGE/DINING ROOM double aspect, oak floor, contemporary multi fuel burning stove with stone mantel and surround, two radiators, glazed door to Kitchen and bi-fold doors to

CONSERVATORY glazed double doors to outside, vaulted roof, two radiators, brick wall, space for table, under floor heating, garden outlook.



KITCHEN/BREAKFAST ROOM range of wall and base units, contrasting granite working surfaces, one and a half stainless steel sinks, mixer tap, double

glazed bay overlooking the garden, American fridge freezer, Neff double oven with drawer below, tiled floor, dishwasher, roof light, larder, under floor heating, cupboard with oil fired boiler, Neff four ring halogen hob, cooker hood, glazed door to Hall, door to the loggia which opens to the rear garden and has a door to the **LAUNDRY ROOM** tiled floor, plumbing for washing machine, light and power.

STUDY/BEDROOM FIVE oak floor, radiator,

BEDROOM FOUR radiator, wardrobe.



BATHROOM white suite of panel bath, shower attachment, full width mirror, tiled walls and floor, low level w.c., wash basin, granite topped vanity cupboard, heated towel rail.



BEDROOM ONE double aspect with double glazed sliding patio doors to the loggia, radiator, fitted wardrobes and shelved cupboards and door to



ENSUITE BATH/SHOWER ROOM roll top bath, low level w.c., wash basin, heated towel rail, tiled floor and walls, large mirror, extractor fan, full width shower cubicle, overhead rose and attachment.

FIRST FLOOR LANDING access to loft, Velux roof light. **Study Area.**



BEDROOM THREE eaves storage, deep Dormer window with radiator.

SHOWER ROOM white suite of low level w.c., wash basin, tiled floor and walls, tiled shower cubicle with folding door, thermostatic control, overhead rose, window overlooking the rear garden.

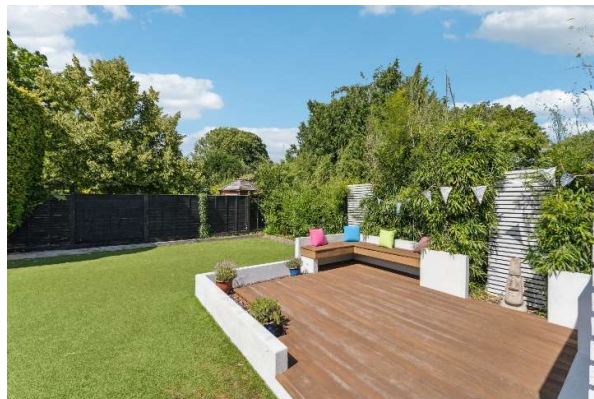
BEDROOM TWO oak floor, two Velux roof lights, radiator, recessed drawers and open wardrobe.

SELF CONTAINED ANNEXE.

ENTRANCE PORCH quarry tiled floor, front door and door to **LIVING ROOM** double aspect with double glazed doors to the garden, radiator, door to Bedroom and door to **KITCHENETTE** modern gloss floor units, beech effect working surfaces, single drainer stainless steel sink unit, tiled walls, Velux window, LPG combination boiler, radiator, oak floor. **BEDROOM** access to loft, radiator, window onto the rear garden, double wardrobe, door to **SHOWER ROOM** white suite of low level w.c., pedestal basin, tiled shower cubicle, folding glazed door, thermostatic control, mirror, extractor fan, heated towel rail, tiled floor.

OUTSIDE

THE FRONT includes a gravelled area for six cars with a log store, screened oil tank and gravelled pathway with gated side access to



THE REAR GARDEN is attractively landscaped with a wide flagstone patio, a **LOGGIA** with doors to the main bedroom, kitchen, conservatory, laundry room and annexe. The patio opens onto an area of artificial lawn with stepping stones, slate beds, retaining railway sleepers, raised deck area with

bench seating, dwarf walling, timber store and separate shed.



M48650625 EPC BAND: E
COUNCIL TAX BAND: G

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

DIRECTIONS: using **RG9 6PP** Fernie Cottage can be found on the left of Hayles Field.

MONEY LAUNDERING REGULATIONS:

Intending purchasers will be asked to produce identification documentation at a later stage.

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 = 187.2 sq m / 2,015 sq ft
 Annexe = 37.3 sq m / 401 sq ft
 Total = 224.5 sq m / 2,416 sq ft

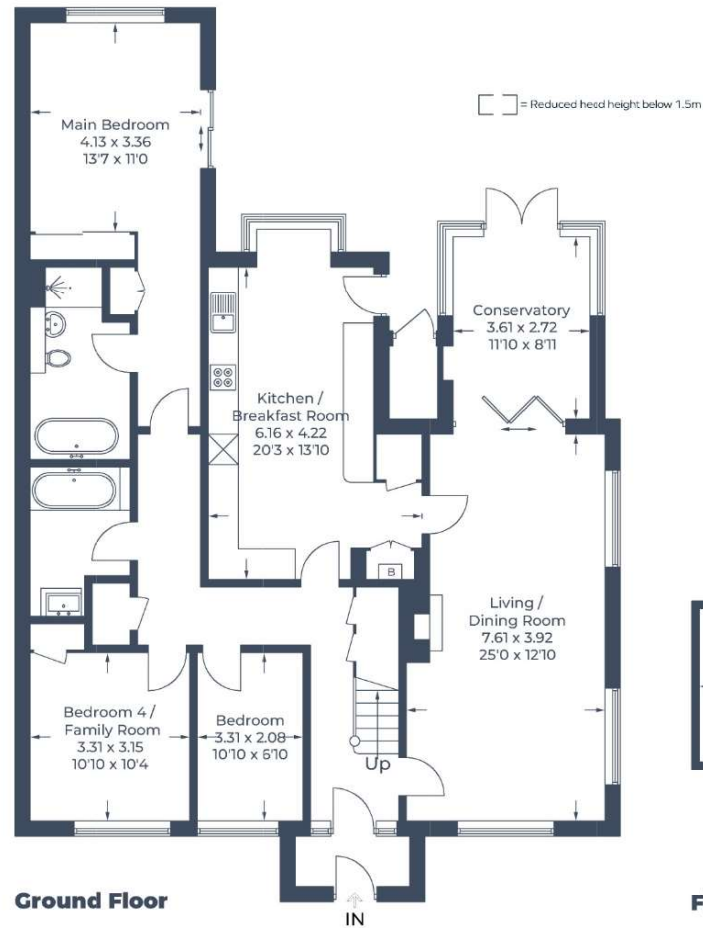


Illustration for identification purposes only,
 measurements are approximate, not to scale.