CHOLSEY GRANGE COTTAGES IBSTONE HP14 3XT

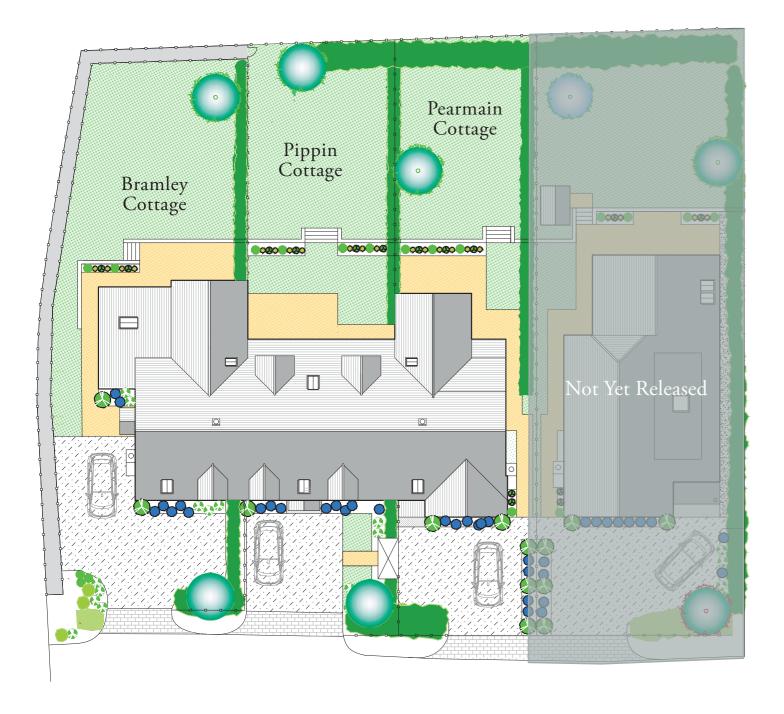








The Site



CHOLSEY GRANGE COTTAGES IBSTONE HP14 3XT





Photos of Bramley Cottage



Ibstone Village

Ibstone is a charming village nestled at the top of the Hambleden Valley and at one of the highest points in the Chiltern Hills area of Outstanding Natural Beauty. The village has a popular pub, village cricket green and heath, enjoying elevated views whilst only being a short drive from the junction 5 of the M40 providing excellent access to both London and Oxford.











The Chiltern Hills

Village Pubs

- 1 The Chilterns Fox
- 2 The Bull & Butcher
- 3 The Chequers
- 4 The Frog
- 5 The Golden Ball
- 6 The Stag & Huntsman
- 7 The White Hart

Lifestyle

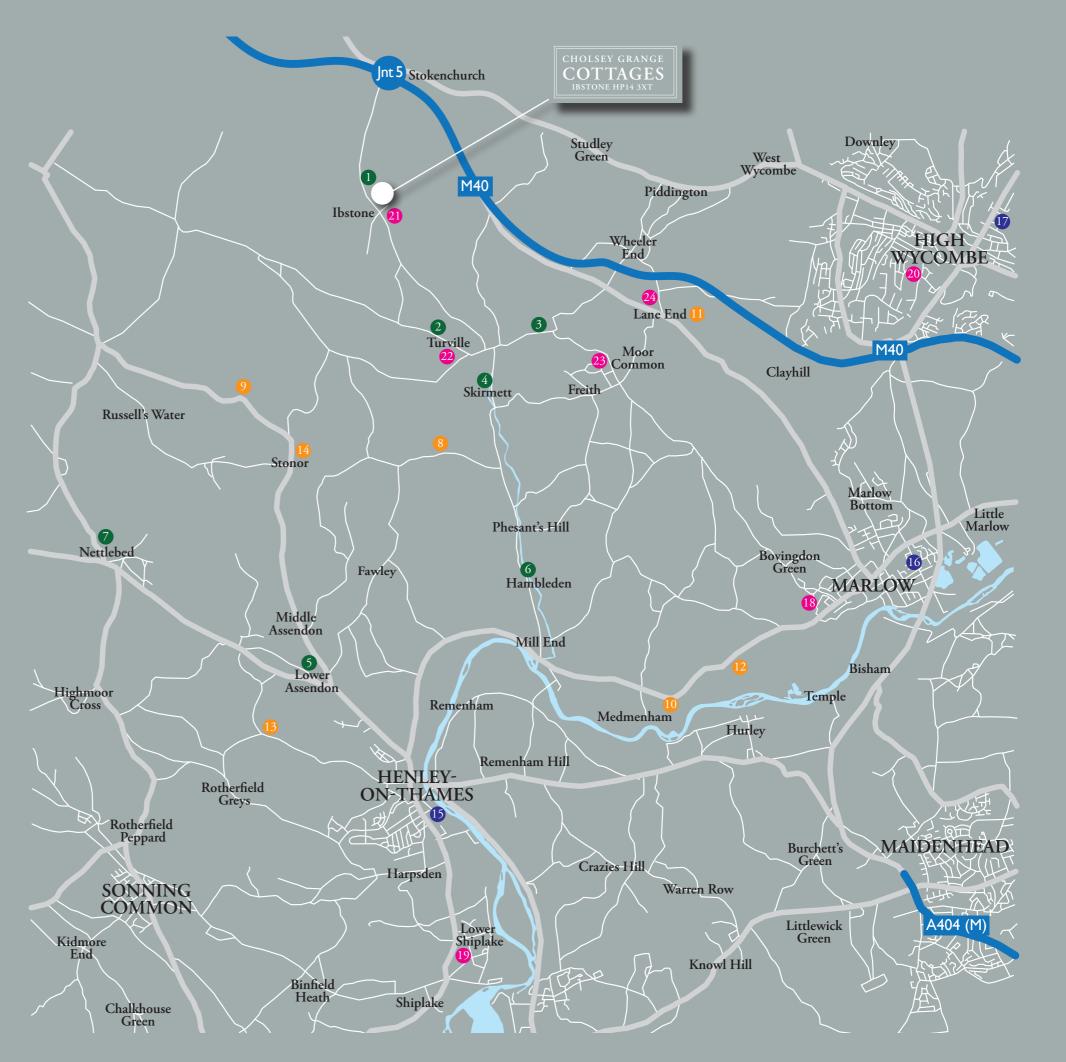
- 8 Chilterns Winery
- 9 100 Hills Vineyard
- 10 Danesfield House & Spa
- 11 EJ Churchill Shooting Club
- 12 Harelyford Golf Club & Marina
- 13 Greys Court
- 14 Stonor Park

Local Services

- 15 Henley Station
- 16 Marlow Station
- 17 High Wycombe Station

Schools

- 18 Sir William Borlases
- 19 Shiplake College
- 20 RGS High Wycombe
- 21 Ibstone C.E Primary
- 22 Turville Forest School Nursery
- 23 Frieth C.E School
- 24 Lane End Primary







Location, Location, Location

NATIONAL RAIL

1arlow station is approximately 18 minutes drive from Ibstone. From there a train to Maidenhead takes 36 minutes where you can catch direct GWR and Elizabeth Line trains providing easy access to London.

Alternatively, High Wycombe station is 18 minutes drive from the village, from where you can take a direct Chiltern Line train to London Marylebone taking approximately 30 minutes.

BY CAR

central London, whilst the highly sought after Thameside market towns of Henley-on-Thames and Marlow are 8.5 miles and 7.5 miles away respectively.

Oxford via the M40 is also 21 miles to the North.

HEATHROW TERMINALS 1-5

and can be accessed via the M4 & M40 motorways within 45 minutes by car



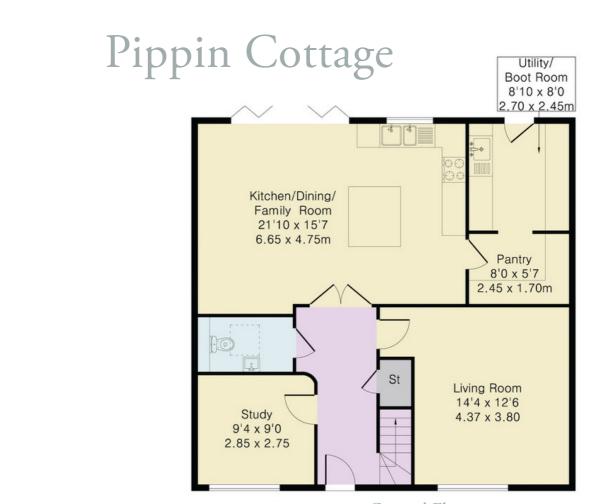


Bramley Cottage



	Sq ft	Sq m
Approx Gross Internal Area	1,671	155
Ground Floor	963	89.5
First Floor	708	65.8





Ground Floor



Approx Gross I,689 I57
Internal Area Ground Floor 903 83.9
First Floor 786 73.1

First Floor



Pearmain Cottage



	Sq ft	Sq m
Approx Gross Internal Area	1,504	140
Ground Floor	763	70.9
First Floor	741	68.9







Photos of Bramley Cottage





Specifications

ICF construction meaning the houses will be incredibly efficient to run – EPC B

Air Source heat pump running underfloor heating & hotwater.

Downstairs flooring and bathroom tiles from Mandarin Stone

Shaker kitchen, quartz worktops and integrated Bosch appliances.

Stones throw from Ibstone Common for dog walking and cricket in the summer months.

Expansive clear attic space for storage

Car charging points

Fully installed woodburning stoves in Plots 1 & 3



Detailed Specification

Kitchen, Pantry and Boot Rooms

Shaker Kitchen with antique brass ironmongery.

Natural Limestone floor supplied by 'Mandarin Stone' in Marlow.

Bosch Appliances, including the following;
- Single Oven

- Combi second oven and Microwave
 Fully Intergated Fridge/Freezer
- Integrated 60cm Dishwasher
- Built in pull out three compartment Bin

All appliances supplied with a 2 year Manufacturers Warranty.

20mm marble effect quartz worktops.

Under cabinet LED downlights.

Bathrooms and Ensuites

Vado Brassware including chrome concealed shower valves and fixed rain shower heads in all bathrooms.

Merlyn Shower screens throughout.

Carrara Marble floor tiles in the master bathrooms.

Mandarin Stone Tiles in all remaining bathrooms

Underfloor heating in all bathrooms controlled with a separate thermostat.

Heating

Heating and hot water powered by an Ideal Air Source
Heat pump making the property extremely efficient
and cost effective to run.

Underfloor heating throughout the ground floor with radiators at Frist floor.

Electric underfloor heating in every bathroom controlled from individual thermostats.

Wood-burning stove in the living room (except Plot 2).

High performance flush casement double glazed uPVC windows and doors.

Decoration and Floor Finishes

Farrow and Ball Internal wall colours picked by an interior designer.

Natural Limestone floor throughout the downstairs, supplied by 'Mandarin Stone' in Marlow.

Fitted carpets throughout the upstairs and in the living rooms and studies on the ground floor. All carpets laid with Cloud 9 underlay.

Doors and Windows

uPVC flush casement windows and doors.

Composite front door with 6-point locking system and secure by design accreditation.

Aluminimum rear bi-fold doors.

Natural oak shaker internal doors.

Security and Peace of Mind

Fully fitted intruder Alarm system supplied and installed by Real Guard Security

Lockable chrome window furniture with child lock option.

Mains operated smoke alarms.

ABC 10-year build warranty.

Outside lighting to both the front and rear of the property.

Exterior

Fully landscaped gardens including extensive planting.

Front gravel driveways in cotswold stone.

Rear patio and footpaths in Natural sandstone.

External lighting.

Fully enclosed rear garden with spacious patio.

External car charging point.

External power socket and tap.

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Photos of Bramley Cottage



TENURE

Freehold

EPC'S

Rated B

COUNCIL TAX

TBC

SERVICES

Private Drainage

Mains Water & Electricity

VIEWINGS

By appointment with the sole selling agent Richard Jackson Property Consultants.

WHAT 3 WORDS

To find the exact location of the properties:



RI Richard Jackson

Knole Homes

Chiltern House, 45 Station Road

lenley-on- I hames

RG9 LAT

01628 33758

Richard Jackson Property

12A Hart Street

Henley-on-Thames

RG9 2AU

01491413131

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floor Plans disclaimef

Please note floorplans are not to scale and illustrative of layout only. The dimensions provided refer to the two longest available measurements taken in straight lines within the room. Best efforts have been made to ensure the data provided is correct and while reasonable effort has been made to ensure accuracy, this cannot be guaranteed, and no representation or warranty is made in that regard.