

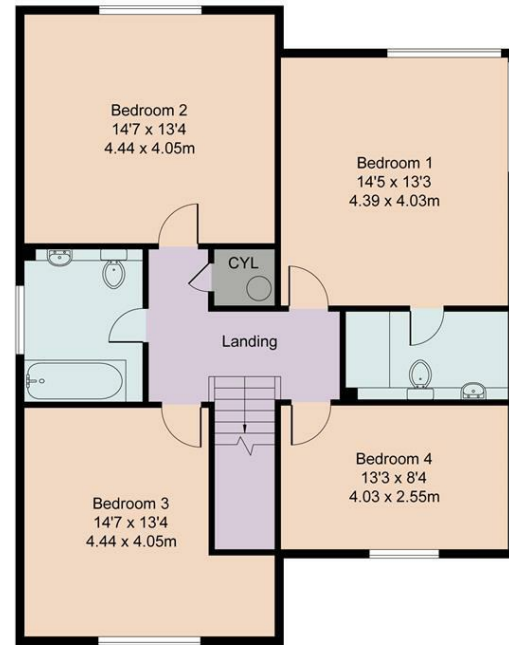


Moor Common

Approximate Gross Internal Area 187.29 sq m / 2015.97 sq ft
 Ground Floor Area 102.52 sq m / 1103.52 sq ft
 First Floor Area 84.77 sq m / 912.45 sq ft



Ground Floor



First Floor

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		88	88
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Guide Price
£1,250,000

Moor Common

A superb brand new detached house in a peaceful edge of village position with outstanding rural views.

- Superb new build
- Lovely semi-rural location by village green
- Views across rolling fields
- Underfloor heating
- Triple glazing
- Stylish finish

Bespoke Brand New House by the Common

- Henley 8 miles
- Marlow 5 miles
- High Wycombe 6 miles
- M40 (J5) 10 miles
- London 39 miles
- Heathrow 23 miles



The Swallows

This bespoke designed, detached family house has just been completed to an exemplary standard. The design has been created to enjoy the beautiful views across the Common and the gently rolling fields immediately to the rear.

The Swallows is laid out over two floors with the very latest in building features, including underfloor heating to both floors from an air source system and triple glazing to ensure the efficiency of the house and minimize the running costs. The property has an EPC rating of B.

There is a fabulous open plan sitting room with woodburning stove and bi-fold doors to the terrace. Glazed doors open to the spacious kitchen and family room which also has bi-fold doors to the terrace. Also on this floor is the cloakroom/wc and a separate utility room. On the first floor are four generous bedrooms with high vaulted ceilings, including a master suite with en-suite shower room and glass corner window and the family bathroom.

Outside

There is parking on the gravelled driveway and a landscaped garden bordered by the lush fields beyond, giving a lovely open feel and beautiful backdrop to the grounds.

Situation

Moor Common, is a very pretty hamlet, between the villages of Lane End and Frieth, high in the Chiltern Hills, designated an Area of Outstanding Natural Beauty. Marlow and Henley-on-Thames are within easy reach as is High Wycombe for rail connections to London, Marylebone.

Walking and riding in the immediate area is wonderful with an array of footpaths and bridleways and there are some super destination pubs to head for, including The Yew Tree in Frieth and The Chequers in Fingest, both very highly regarded.

There are some useful village shops in nearby Lane End. Marlow has a large Sainsburys and as well as a thriving and vibrant High Street full of coffee shops and restaurants.



Services

Mains water and electricity. Private drainage water treatment plan. Air source heat pump central heating, underfloor heating throughout. Broadband ready.

Council Tax: Wycombe District Council.
Band - TBC
EPC Rating: B.

Directions

Postcode: HP14 3HS What3Words - ///remarks.nametags.tated

Viewings

Viewing by prior appointment with Robinson Sherston Henley office.

Tel: 01491 411911
Email: henley@robinsonsherston.co.uk

Sales Disclaimer

IMPORTANT NOTICE: Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or that any services, appliances, equipment, or facilities are in good working order. Measurements and distances referred to are given as a guide only whilst descriptions of the property are subjective and are used in good faith as an opinion and not as a statement of fact. Purchasers must satisfy themselves by inspection or otherwise on such matters prior to purchase.