



Willow Cottage

Approximate Gross Internal Area 154.82 sq m / 1666.47 sq ft
 Ground Floor Area 84.21 sq m / 906.43 sq ft
 First Floor Area 70.61 sq m / 760.04 sq ft
 Garage Area 38.11 sq m / 410.21 sq ft
 Total Area 192.93 sq m / 2076.68 sq ft

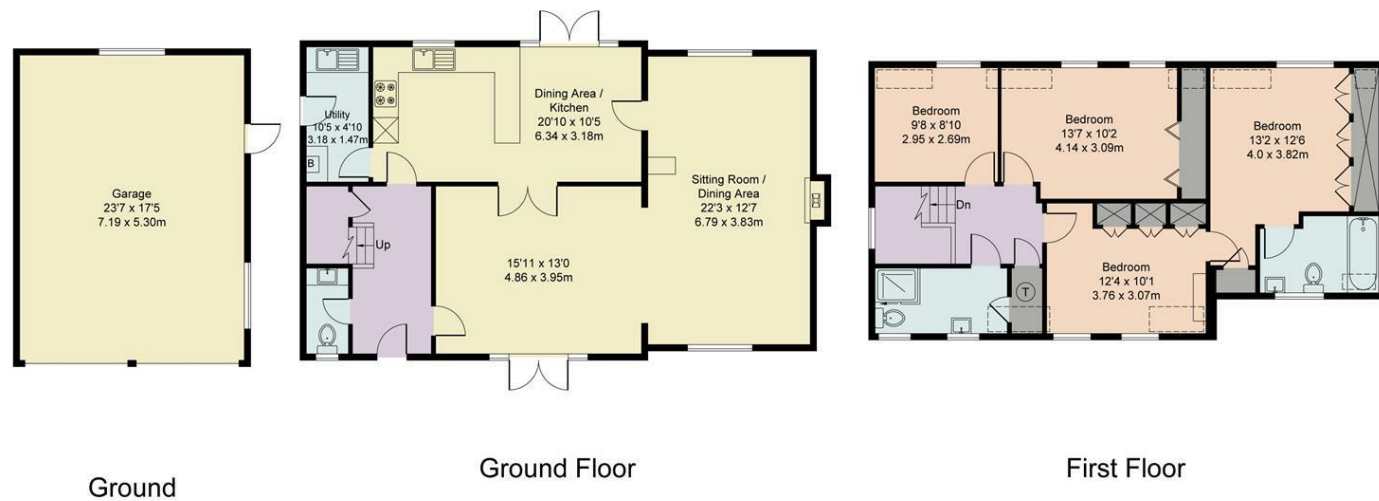
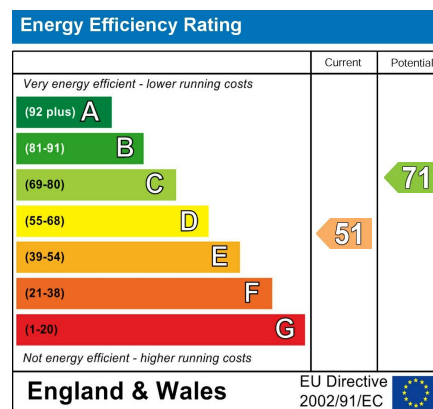


Illustration for identification purposes only, measurements are approximate, not to scale.



Guide Price
£995,000

- Detached village house
- 3/4 Bedrooms, 2 bathrooms
- Kitchen and utility room
- Spacious sitting room
- Large detached garage
- Views over valley
- No onward chain

Fine detached house in sought-after village

In the lovely village of Ibstone, a light and bright detached house with views and large double garage

- Henley-on-Thames 9 miles
- Stokenchurch 2 miles
- M40 (j5) 1.5 miles
- High Wycombe Station 10 miles
- London 40 miles
- Heathrow Airport 27 miles

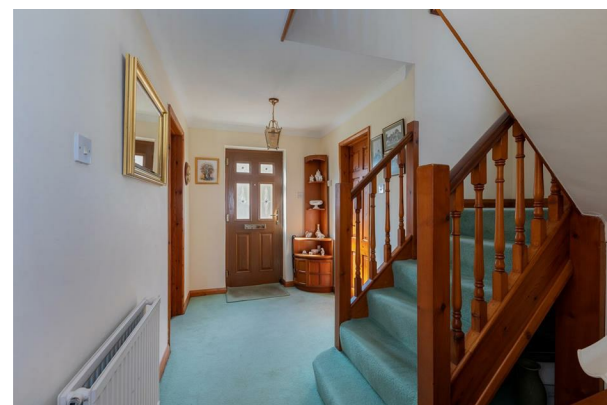




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The property sits in a sunny location on the edge of the village of Ibstone, opposite woodland and close to the Common and cricket green. The property is well-presented and spacious with light and bright accommodation. There is a double size sitting room with doors to a south-west facing patio, a dining room with doors to the terrace and back garden and a well-fitted kitchen with dining area overlooking the garden.

Upstairs, the main bedroom has an en-suite bathroom and is reached via a separate bedroom which would make a fine dressing room or bedroom. There are two further double bedrooms and a recently refitted family shower room.



Outside

Willow Cottage is approached off the lane via a 5 bar gate and into the spacious gravel driveway. There is a pretty area of lawn, some seasonal planting and two mature Willow trees. The gravel drive leads down the side of the house and round to the double garage and covered car port. This has a side door, two double doors and could be used as a gym, workshop or office (stc). The rear garden is mainly laid to lawn with bushes and shrubs for privacy and seclusion. A hedge at the bottom of the garden divides it from the fields beyond. French windows open from the sitting room and kitchen onto the paved terrace, a lovely place from which to enjoy the views.



Trains to London, Marylebone are from High Wycombe station (10 miles) and access to the M40 (J5) is just 1.5 miles away. Being in Buckinghamshire, residents of Ibstone are eligible for the superb Grammar School system, rated by many as being the equivalent of (or better than) many private schools. There are wonderful walks in the village across the common land and along the various footpaths in the Chilterns.

Services

Mains water and electricity connected. LPG central heating. Private drainage.
Buckinghamshire Council, Tax Band F. EPC Rating E.



Situation

Ibstone sits high in the Chilterns Area of Outstanding Natural Beauty, edged by bluebell woods and home to a great variety of wildlife. The village has just 200 residents and there is a great sense of community and a thriving cricket club which plays on the village green. The origins of the village can be traced back to the 8th century and the name derives from Ibba's Stones, later recorded in the Domesday book as Hibestanes. There has been a parish church here for over a thousand years. There is a popular Church of England Primary School and a 300 year old pub, The Chilterns Fox.



Directions

Post code: HP14 3XT. What3words: ///roadshow.delight.admit

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.