



Copse Cottage, Ibstone, High Wycombe, Buckinghamshire, HP14 3XZ.

Guide Price **£2,500,000**

Copse Cottage

Ibstone, High Wycombe

- Recently Constructed Detached Home On A One Acre Plot
- 3250 Sq Ft Of Versatile Accommodation Over Three Floors
- Large Kitchen/Dining Room/Family Room Opening To Large Terrace
- Main Bedroom Suite With Dressing Room, En-Suite & Balcony With Views To Rear
- Further Five Bedrooms & Five Shower/Bathrooms
- Perfect Layout For Self Contained Suite To Second Floor
- Ample Off Street Parking & Double Garage
- South Facing Rear Garden Backing Onto Woodland

The popular village of Ibstone sits high in the Chiltern Hills above the Hambleden Valley in an Area of Outstanding Natural Beauty with its own village pub/restaurant, village school and access to a number of delightful Chiltern walks. Other villages close by include Turville, Fingest, Hambleden and Stokenchurch with a range of day to day amenities and junction 5 of the M40. There is a regular rail service from High Wycombe station to London Marylebone or from Henley or Maidenhead to London Paddington.

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: C

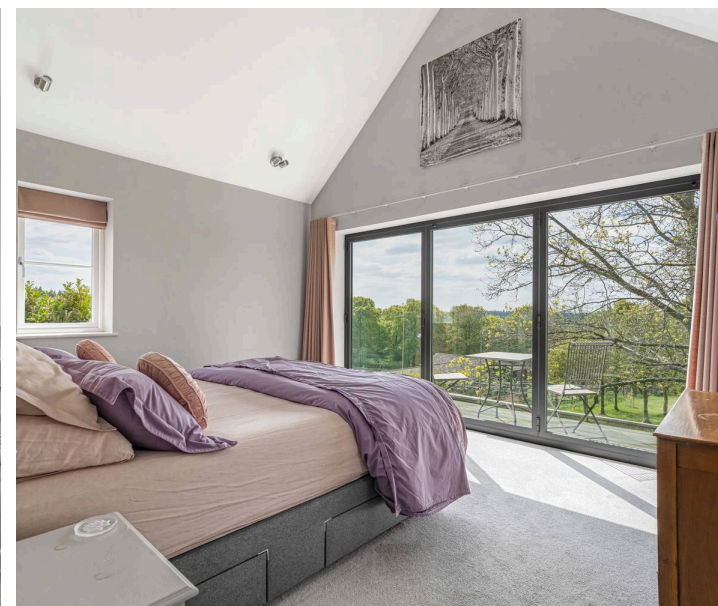


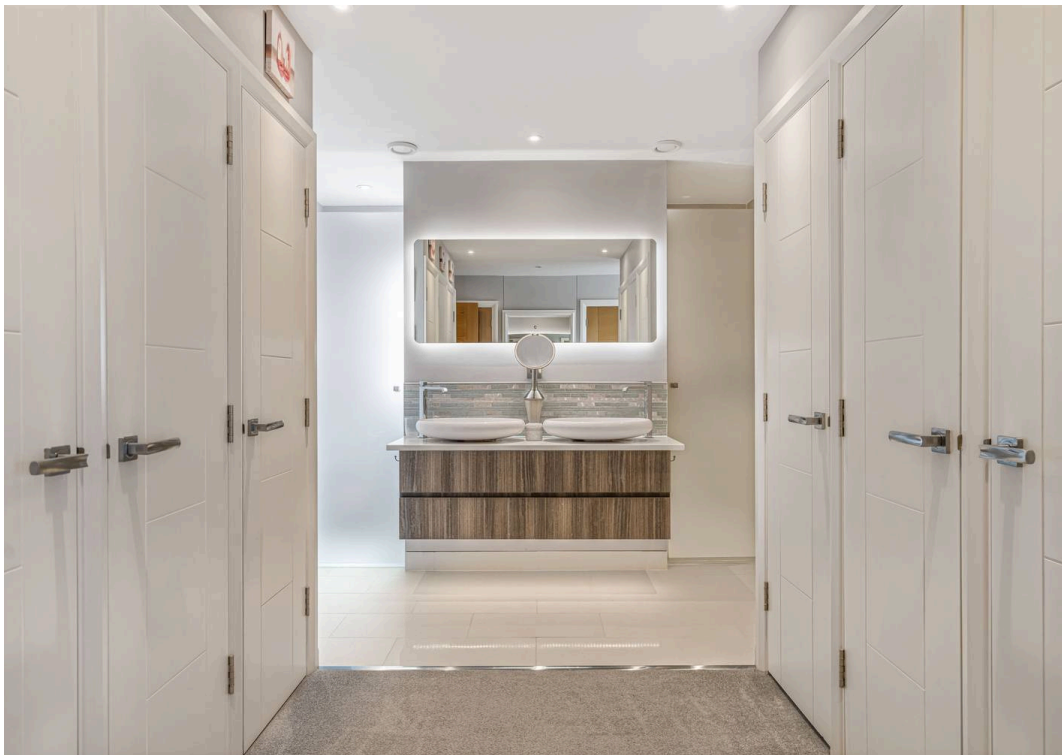
Copse Cottage

Ibstone, High Wycombe

Built to a high specification five years ago by the current owners this modern 3,250 sq ft home is positioned on an acre plot within the popular Chiltern Hills village of Ibstone.

Offering versatile spacious accommodation over three floors this impressive property has been thoughtfully designed with new fitments throughout and provides an ideal home for families and entertaining. In brief the accommodation comprises entrance hall, shower room, laundry room, sitting room with linear fireplace, kitchen with Aga, pantry and large island unit, all opening to dining and family room. To the first floor there is the family bathroom, main bedroom suite with en-suite, dressing room and balcony with southerly views overlooking the rear garden, three further bedrooms and two further en-suites. The second floor provides two further bedrooms, shower room and kitchen area which is currently used as a self-contained suite. Outside the property is approached by a gravel drive providing ample parking and access to the integral double garage. A large timber terrace wraps around the property which catches the sun throughout the day and provides a great extension to the family area via bifold doors. The grounds to the rear extend to the nearby woodland and is mostly laid to lawn with some trees and benefits from a southerly aspect. Please note the property has a private drainage system and air source heating system.









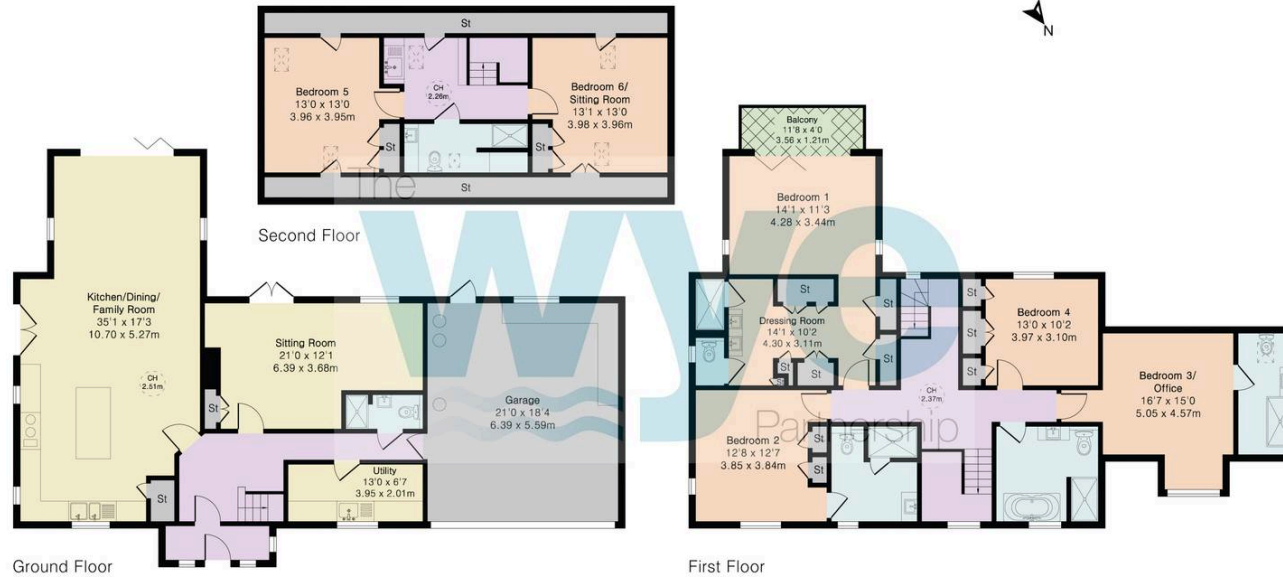


**Approximate Gross Internal Area 3254 sq ft - 302 sq m
(Including Garage)**

Ground Floor Area 1448 sq ft – 134 sq m

First Floor Area 1304 sq ft – 121 sq m

Second Floor Area 502 sq ft – 47 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

The Wye Partnership Stokenchurch

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