



CLERK'S PIECE

Pheasants Hill, Hambleden RG9



A RURAL HOME WITH SPECTACULAR VIEWS

Clerk's Piece is perfectly situated off Pheasants Hill in an elevated position along the drive to Huttons Farm, enjoying a delightful westerly outlook across the Hambleden Valley.



Local Authority: Wycombe District Council

Council Tax band: G

Tenure: Freehold

Services : All mains services and an oil fired boiler

Guide price: £1,400,000



CLERK'S PIECE

Built in the late 1960s to early 1970s, Clerk's Piece has remained in the same family ownership ever since. Constructed with handsome brick-and-flint elevations, the house enjoys wonderful views across the valley from all principal reception rooms and bedrooms. The accommodation includes three well-proportioned reception rooms, with the sitting room opening directly onto the garden terrace, creating an ideal space for both everyday living and entertaining. The generous kitchen/breakfast room functions well as it is but would benefit from modernisation and offers scope for extension onto the terrace, subject to the necessary consents.







THE PROPERTY (CONTINUED)

The first floor comprises an impressive principal bedroom suite, featuring built-in storage, a dressing room and an en suite bathroom. Two further double bedrooms, each with fitted storage, are served by a well-appointed family bathroom. All three bedrooms enjoy delightful views across the gardens and the beautiful Hambleton Valley. The property also offers excellent potential to extend and reconfigure the accommodation, subject to the necessary consents, to suit modern family living, together with a loft space that presents additional scope for conversion or enhancement.

GARDENS & GROUNDS

Approached via a gravel driveway bordered by mature hedging, the property enjoys a private setting with an integral garage and ample off-road parking. The delightful cottage garden enjoys a private west-facing setting and lovely views across the Hambleton Valley. A patio area provides an ideal space for al fresco dining, while the garden is mainly laid to lawn and beautifully stocked with mature planting.



SITUATION

Set in a secluded position close to the sought-after village of Hambleden, with its café, shop, pub, tennis club and sport institute, and surrounded by countryside walks. Henley-on-Thames and Marlow are both about five miles away. Pheasants Hill is within the catchment area for Sir William Borlase Grammar School.

Larger centres including High Wycombe (9 miles) and Reading (13 miles) provide further shopping and leisure facilities, along with mainline stations offering services to London Paddington, including the Elizabeth Line (Crossrail). Road connections are excellent, with the M40 (J4, Handy Cross) approximately 9 miles away and the M4 (J8/9) around 12 miles, whilst Heathrow Airport is about 27 miles distant.



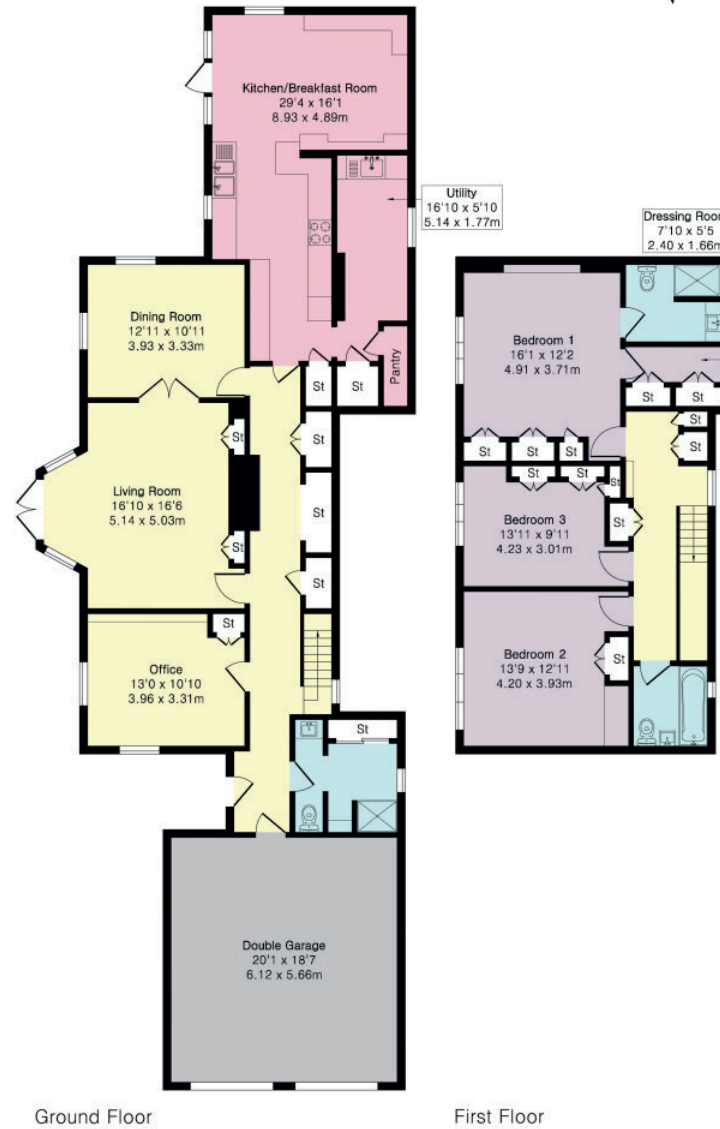




**Approximate Gross Internal Area 2510 sq ft - 234 sq m
(Including Garage)**

Ground Floor Area 1706 sq ft – 159 sq m

First Floor Area 804 sq ft – 75 sq m



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)

We would be delighted
to tell you more.

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