



THE
OLD GARTH

The Old Garth
Ibstone

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Bonners & Babingtons



This handsome substantial 5 bedroom detached house situated in the desirable village of Ibstone, with excellent transport links and fabulous woodland walks on your doorstep. Offering great potential to amend or extend. Chain Free

The Old Garth, Ibstone, Buckinghamshire, HP14 3XT

Guide Price £1,850,000

- 5 Bedroom Detached House
- Potential To Extend or Amend
- Easy Commute for London
- Fabulous Countryside Walks
- Three Reception Rooms
- Spacious Master Bedroom with Ensuite
- Facilities
- Double Garage
- Separate Utility Room
- Chain Free



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Location

Ibstone is a village and parish within the Wycombe District of Buckinghamshire. It is located in the Chiltern Hills on the border of Oxfordshire approx.. 2 miles south of Stokenchurch and 8 miles north of Marlow. The village includes Cobstone Windmill, made famous by the film Chitty Chitty Bang Bang, as well as an active cricket club, a church infant school ('Outstanding' Ofsted) and far reaching country walks across beautiful common land. The M40 motorway is an easy drive away at J5 Stokenchurch and there is a mainline train station to London Marylebone from High Wycombe - 20 mins drive away.



Description

The property consists of: Entrance porch with space for coats and shoes and a useful storage cupboard. The entrance reception is where all rooms lead from and stairs to the first floor.

The formal dual aspect reception room has a cosy wood burning stove and sliding doors to the rear garden, making this spacious room the perfect place to entertain family and friends. In addition there are two further reception rooms, one currently used as a study and the other a family room, but versatile to accommodate a variety of uses.

The kitchen overlooks the garden and views beyond, has ample eye and waist level units, space for a dishwasher, fitted American fridge/freezer, granite worktop and leads to the garden room with French doors to the garden. From the family room there is access to the utility room and double garage with plumbing for white goods, sink, further storage and a door to the side of the property. There is also a downstairs cloakroom.

Upstairs there are five double bedrooms, with the master bedroom occupying the fifth bedroom as a dressing room and also benefits from a large ensuite, with spa corner bath and separate double shower. The family bathroom has a bath and separate shower.

There would be potential (STPP) to extend over the garage to create further accommodation if required.

Outside

The east facing garden is laid mainly to lawn with a selection of trees including a hazel tree and mature hedging. The sizable garden backs onto open farmland with far reaching views. To the front of the property is a private driveway with space for numerous cars and a Cherry and Magnolia tree. The double garage has electric doors, power, lights and an internal storage area.

Other notable features include: Oil central heating, double glazing and private sewerage.





General Remarks and Stipulations

Tenure
Freehold

Services
Oil central heating, private sewerage

EPC Rating
51 with 72 Potential

Local Authority
Buckinghamshire

Important Notice

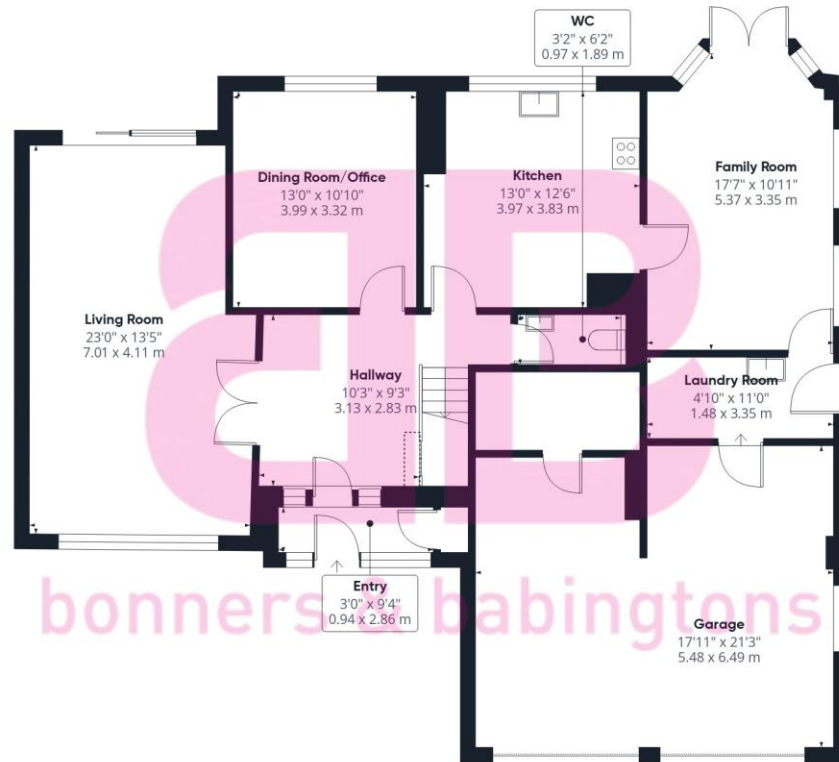
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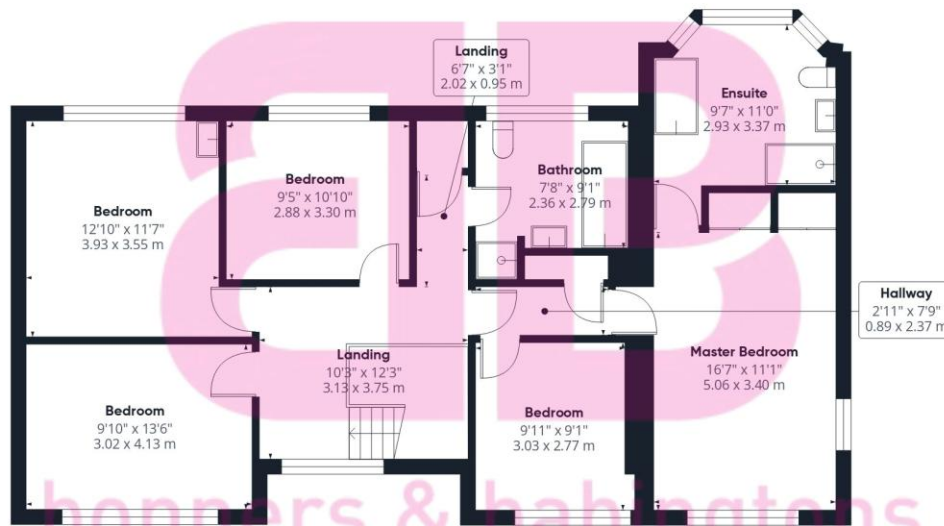
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Viewing
Strictly by appointment with
Bonnors & Babingtons





Ground Floor



Floor 1



Approximate total area⁽¹⁾

2429 ft²

225.8 m²

Reduced headroom

3 ft²

0.3 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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