



A detached family home located in Frieth

The Orchards, Frieth, Henley-on-Thames, Oxfordshire, RG9 6PR

Freehold



Entrance hall • kitchen • utility room • dining room
sitting room • family room / study • conservatory
cloakroom • principal bedroom with en suite • 4 further
bedrooms • family bathroom • garden • garage • parking

Situation

Situated in the pretty and sought after Chilterns village of Frieth, set in an area of outstanding natural beauty just north east of the prestigious Hambleden Valley. The village offers a primary school, two pubs in the Prince Albert and Yew Tree Gastro pub.

Further amenities in Lane End (1.5 miles) with shops for everyday needs, including a butcher, post office/news agent and the excellent Lacey's Family Farm shop.

Marlow (5.6 miles) and Henley-on-Thames (7.5 miles) provide excellent shopping and recreational facilities and train services to London Paddington (via Maidenhead and Twyford respectively). High Wycombe and Princes Risborough stations also offer access to London via the Chiltern Line to Marylebone.

Oxford, Reading and the West / central London can be easily reached via the M40 linking to the national motorway network.

The area is well served for schools, with Buckinghamshire state and grammar schools being especially sought-after.

Description

The front door opens into the reception hall, there are stairs to the first floor, a cloakroom and family room / study at the front of the house. The hall leads through to the dining room that enjoys patio doors onto the rear garden.

At one end of the room is the kitchen, that provides a comprehensive range of eye level and base cabinets with tiled splash backs and worktops. Off the kitchen is the utility room, with plumbing for a washing machine and tumble dryer and storage cupboard. A further door leads to the garage.

At the other side of the dining room is the sitting room, the room features an open fireplace and has double doors at the back that lead into the hardwood conservatory with double glazing and French doors opening onto the garden.

On the first floor there are five bedrooms and the family bathroom. The principal bedroom is dual aspect with great views and has an en-suite bathroom and built in cupboards. There are three further double bedrooms, a single bedroom and the family bathroom.





Outside

The front of the house overlooks the village green and is positioned behind a hedge with a wrought iron gate giving pedestrian access. There is a graveled driveway at the side of the house which provides off street parking and access to the garage with a shingle path extending across the front and to the side.

The rear garden, which is of a southerly aspect, is fully enclosed and is mainly laid to lawn with two established fruit trees. There is a large paved patio area across the rear of the house and large garden shed.

Directions

From Henley on Thames proceed towards Marlow on the A4155. At Mill End, turn left signposted to Hambleden and Skirmett. Fork right through Hambleden Village, proceed through Pheasants Hill and follow the road into the village of Frieth. The Orchards can be found on your right hand side a short distance after Hayles Field.

General remarks and stipulations

Tenure

Freehold with vacant possession on completion.

Services

Mains water, electricity, oil fired central heating, private drainage. In accordance with the consumer Protection from Unfair Trading Regulations 2008 (CPR) and the Business Protection from Misleading Marketing Regulations 2008, please note that none of the services have been tested.

Local authority

Wycombe District Council

Energy Performance

A copy of the full Energy Performance Certificate is available upon request.

Viewing

Strictly by appointment with Savills.



Approximate Area = 227.2 sq m / 2446 sq ft
 Including Limited Use Area (4.4 sq m / 47 sq ft)
 Garage = 14.8 sq m / 159 sq ft
 Total = 242.0 sq m / 2605 sq ft
 For identification only. Not to scale.
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Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	66	68
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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