



Beautifully appointed family home with rural views

Holly Lodge, Ibstone, Buckinghamshire

Freehold with vacant possession



Reception hall • Sitting room • Kitchen/breakfast room
Study • Dining room • Utility • Cloakroom

4 bedrooms one with en suite • Bedroom 5/dressing

Description

Holly Lodge is a delightful detached house which was built by the current owners. The house offers flexible family accommodation and is beautifully presented throughout. The sitting room has lovely views over the garden and an open brick fireplace with oak mantel and wood burning stove. The kitchen/breakfast room is at the heart of the home and has a wonderful feature vaulted ceiling to the breakfast area with doors out on to the garden. The kitchen is well appointed with tiled flooring with underfloor heating and oak wall and floor units and a breakfast bar. There is a Rangemaster cooker, built in fridge and freezer and built in dishwasher. Leading off the reception hall is the dining room and study.

To the first floor is the light and spacious master bedroom with a spectacular oak beamed, vaulted ceiling and doors opening on to a Juliette balcony. There are 3 further double bedrooms and leading off bedroom 3 is a dressing room/bedroom 5 and an en suite bathroom. There is a further family bathroom. Throughout the house there is solid oak wood flooring from Broadleaf in Henley.

Outside

The garden is of particular note and has glorious views over adjacent fields and the Hambleden Valley beyond. There is an expansive raised decking area with picket fencing leading onto an area of lawn flanked with mature flowers, shrub borders and beds.

General Remarks and Stipulations

Local Authority

Wycombe District Council.

Energy Performance

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

Post Code

HP14 3XT

Services

Mains water and electricity. Private drainage. Oil fired central heating. 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.

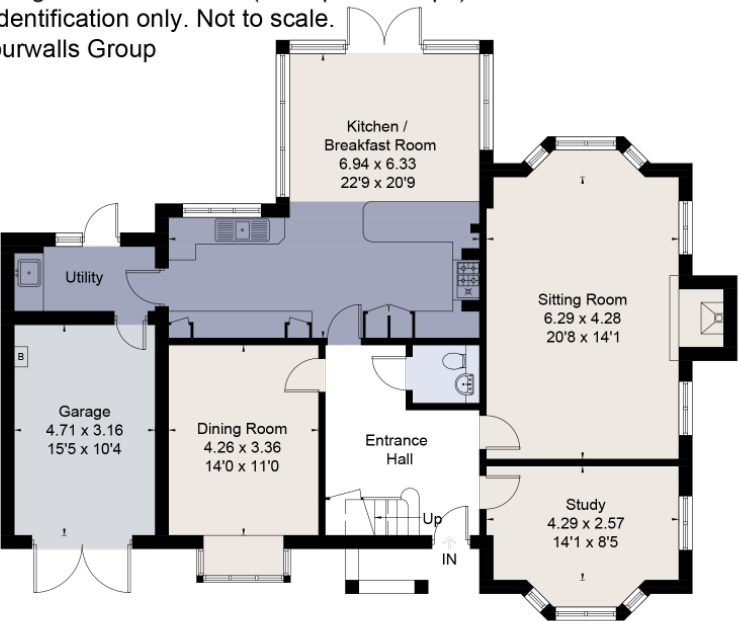
Agent's note

A public footpath crosses the woodland, beyond the fenced garden, and down to the valley.



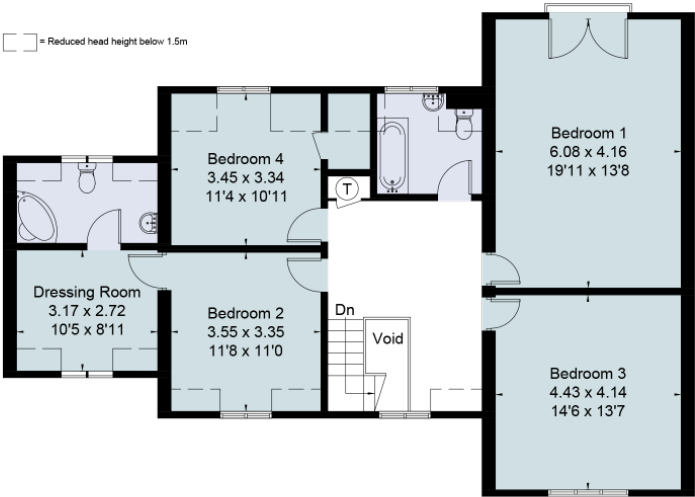


Approximate Area = 224.5 sq m / 2417 sq ft
Garage = 15.1 sq m / 162 sq ft
Total = 239.6 sq m / 2579 sq ft (Excluding Void)
Including Limited Use Area (8.1 sq m / 87 sq ft)
For identification only. Not to scale.
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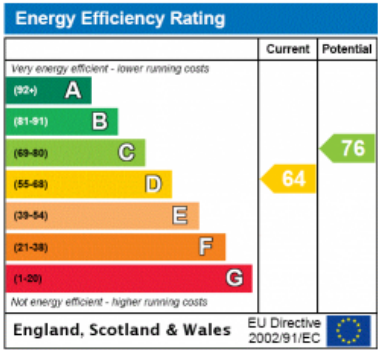


Ground Floor
Area = 115.4 sq m / 1242 sq ft
(Limited Use Area = 2.4 sq m / 26 sq ft)

Reduced head height below 1.5m



First Floor
Area = 107.8 sq m / 1160 sq ft
(Limited Use Area = 5.7 sq m / 61 sq ft)



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