

Private & Confidential

Valley View House, Spurgrove, Frieth



An individual brand new 5 bedroom detached home with rural views

Entrance hall, drawing room, study, dining room / family room,
kitchen / breakfast room, utility room, cloakroom,
4 bedrooms (2 en suite), family bathroom.

Detached double garage with annexe room above,
parking, garden.

Savills Henley
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Price on Application
Freehold

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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 and Henley-on-Thames 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 and with in catchment for the sought-after Buckinghamshire state and grammar schools in Marlow (subject to school admissions).

Description

Due to be completed in Autumn 2019, Valley View House is being built by Greyswood LTD, a local small bespoke developer who specialises and has a reputation for high end bespoke homes. The house will be finished to a high standard, with a contemporary design, incorporating timber external doors, double glazed windows with glazed gables. It will be heated by a state of the art Nibe air source heat pump with underfloor heating throughout, as well as being wired for complete Smart Home connectivity powered by Control4 which can control lighting, audio video distribution, CCTV / security system, Wifi connectivity and automated blinds and shading.

Accommodation

The front door opens to a galleried reception hall featuring Porcelanosa floor tiles that lead through to the kitchen. The kitchen is by German manufacture Rational and is fitted with Miele appliances, a Kitchen Aid fridge freezer and island below a pyramid roof light, the large dining room / family area enjoys two sets of bi-fold doors leading out onto the terrace. Completing the ground floor is a dual aspect drawing room with bi-fold doors to the rear, French doors to the front, feature fireplace and log burner and separate study with French doors overlooking the front. A bespoke feature curved steel staircase with oak treads that is set within a brick stairwell leads to the first floor and four double bedrooms. The master bedroom, guest and family bathroom are fitted with feature tiling, curved walls and niches with low level lighting. The master en suite and family bathroom feature freestanding baths. Porcelanosa sanitary ware, Hansgrohe taps, shower fittings and vanity units in all the bathrooms and cloakroom.

Outside

Valley View House is accessed via a driveway that provides off street parking for several vehicles and leads to the detached double garage with electric doors and 32 amp car charger. There is a fifth bedroom suite with ground floor shower room above the garage. The plot measures just over 0.5 of an acre and is mainly laid to lawn with a number of mature trees. At the back of the house there are 3 sets of bi fold doors that open onto a sunken rear terrace, perfect for entertaining an alfresco dining.

Directions

From Henley on Thames proceed towards Marlow on the A4155. After 3 miles, 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. Continue through the village and turn left in to Ellery Rise. As the road bends left continue straight and follow the road round to the left. Valley View House is the 2nd house on the left.

From Marlow, at the top of Marlow High Street bear left on the A4155 towards Henley on Thames. After approximately 200 yards, turn right beside Platts Ford garage signposted Bovingdon Green/Frieth. Proceed for 4 miles to the village of Frieth. At the crossroads proceed straight over and take the next turning left. Continue to the T-junction and turn right. As the road bends left continue straight and follow the road round to the left. Valley View House is the 2nd house on the left

Tenure: Freehold

Services: Electricity, water and private drainage

Energy Performance: A copy of the full Energy Performance Certificate will be available on request once completed.

Local Authority: Wycombe District Council

Viewing: Strictly by appointment with Savills

Important Notice:

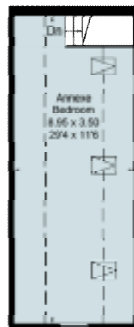
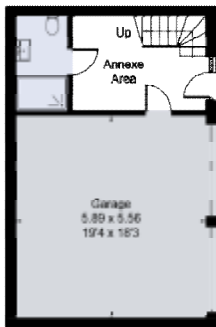
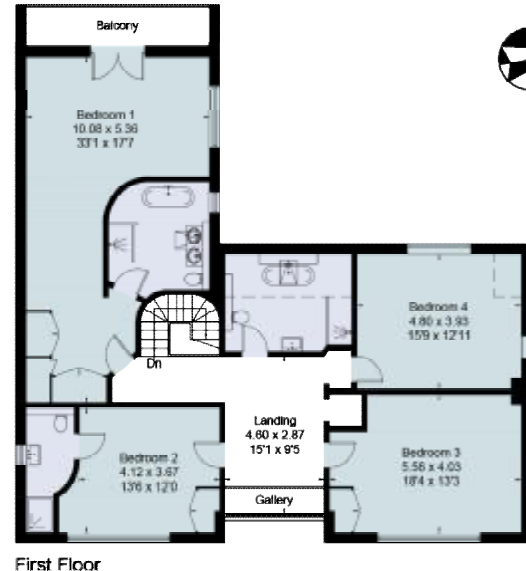
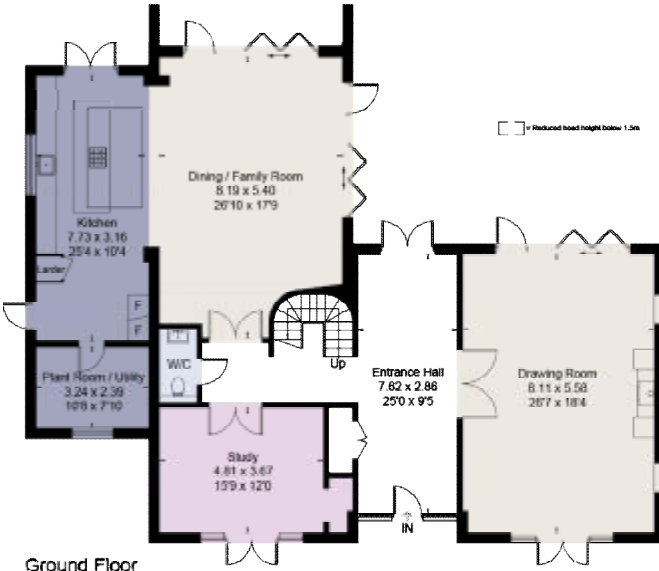
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Garage - Ground Floor
(Not Shown In Actual Location / Orientation)

Garage - First Floor

Approximate Area = 334 sq m / 3595 sq ft
 Garage = 80.3 sq m / 864 sq ft (Including Annex)
 Total = 414.3 sq m / 4459 sq ft
 Including Limited Use Area (22 sq m / 237 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	
Very energy efficient - lower running costs	83
A (91-100)	
B (81-90)	
C (71-80)	
D (61-70)	
E (51-60)	
F (41-50)	
Not energy efficient - higher running costs	G (1-40)
England, Scotland & Wales EU Directive 2002/91/EC	