

# PEELS

GRAYS LANE • IBSTONE



savills



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Large family home with  
stunning views set in nearly  
5 acres

**Distances are approximate**

M40 (Jct 5) 2.2 miles • High Wycombe 9.5 miles

Marlow 9.5 miles • Henley-on-Thames 9.5 miles

**Accommodation**

Hall • Family room • Kitchen/breakfast room • Dining room

Sitting room • Study

6 bedrooms • 3 bathrooms

2 bedroom flat • Swimming pool • Double garage

**In all about 4.88 acres**







## SITUATION

The property is set in a peaceful rural position, surrounded by stunning countryside in the heart of the Chiltern Hills Area of Outstanding Natural Beauty. The village of Ibstone has a pub, a primary school, a welcoming cricket club, and a beautiful Norman church. There is extensive riding and walking in the surrounding countryside. Local shopping is available in Stokenchurch, and there are supermarkets and leisure facilities in High Wycombe, Marlow and Henley-on-Thames, all of which are within 10 miles.

There are excellent schools in the area including several outstanding-rated primary schools, the outstanding John Hampden Grammar School and Wycombe High School in High Wycombe, and several renowned independents including Caldicott and Wycombe Abbey School. There is a mainline train service from High Wycombe (32 minutes to London Marylebone). Access to the M40 is approximately two miles away.

## DESCRIPTION

Peels is a superb detached property with comfortable accommodation and far-reaching gardens offering outstanding views across the surrounding Area of Outstanding Natural Beauty. The property is light and airy throughout, with many of the rooms benefitting from an east-facing aspect to welcome plenty of sunlight throughout the day and take in those spectacular views.

On the ground floor there are three main reception rooms, two of which are to the rear, overlooking the garden. The spacious and comfortable sitting room has a triple aspect, including French doors, as well as an open fireplace, while there is also a formal dining room, which is ideal for entertaining, or simply enjoying family meals together. In addition there is a family room and study. The kitchen is fitted with wooden units to base and wall level, as well as integrated appliances including a dishwasher, a double oven and an induction hob leading through to breakfast room and doors out on to the garden.

Upstairs you will find six double bedrooms, including a generous principal bedroom with dressing room. There are three bathrooms and ample storage throughout. There is a staircase to the loft room which offers a vast open space with lots of potential.











## OUTSIDE

To the front of the property there is a long gravel driveway leading down to the house. There is a spacious front lawn and vegetable and fruit garden. The large double garage has a 2 bedroom flat above with sitting room and kitchen.

The gardens are particularly lovely with well-established herbaceous borders and manicured lawns with far reaching views over the valley. The rear of the house has a magnificent wisteria and there is a swimming pool and a disused tennis court. In all the house sits in 4.88 acres.

## SERVICES

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

In accordance with the Property Misdescriptions Act, please note that none of the services has been tested.

## LOCAL AUTHORITY

Wycombe District Council.

## DIRECTIONS (HP14 3XX)

From Henley-on-Thames, take the A4155/Marlow Road north away from the town centre, and after three miles, turn left onto Skirmett Road. Continue for just over three miles, and then turn left onto Fingest Lane. After three quarters of a mile, turn left, following the sign for Turville and Ibstone and then take the first turning on your right onto Oxford Road. After just more than two miles, turn left onto Grays Lane and you will find the property on your left-hand side after half a mile.







## PEELS

Approximate Gross Internal Area:

Main House: 4,975 sq ft / 462 sq m

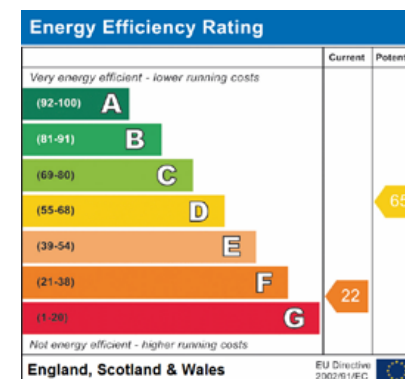
Garage gross internal area: 823 sq ft / 76 sq m

Annexe gross internal area: 923 sq ft / 86 sq m

Outbuilding gross internal area: 179 sq ft / 17 sq m

Quoted Area Excludes 'External Courtyard'

For identification only. Not to scale.



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