



A beautifully appointed home with stunning views

Netherwood, Ibstone, Buckinghamshire, HP14 3XZ

Freehold



Entrance hall • sitting room • study • kitchen / dining room • utility room • cloakroom • 4 bedrooms one with en suite • family bathroom • driveway parking • garden double garage.

Directions

From London, exit the M40 at Junction 5 and turn left, signposted Ibstone. On entering the village of Ibstone continue through the village, past the green and cricket club and after approximately half a mile Netherwood can be found set back on the left hand side.

Situation

Netherwood is situated in the sought-after village of Ibstone in this beautiful part of south Buckinghamshire, which lies at the head of the Hambleden valley. It is a highly convenient location with excellent access to the M40 and mainline train services running from High Wycombe.

The regional centres of Oxford, High Wycombe, Henley-on-Thames and Marlow provide an excellent range of recreational and shopping facilities.

The property is ideally situated to take full advantage of the choice of grammar schools in the area. There is outstanding riding and walking in the area.

Description

Netherwood is a delightful detached home, built approximately 30 years ago in traditional Chiltern brick and flint. The property has been recently updated offering flexible family accommodation and is beautifully presented throughout.

The kitchen/dining room is at the heart of the home and has wonderful views over the garden. It is well appointed with integrated appliances and a breakfast bar, separate dining area and seating area to take in the views beyond. Off the kitchen is a separate utility room. Leading off the entrance hall there is a cloakroom, study and sitting room that has a lovely view over the garden.

To the first floor the light and spacious principal bedroom has an en suite. There are 3 further double bedrooms and family bathroom. Throughout, the house has been recently re decorated and had new windows fitted amongst other works carried out.





Outside

The garden is of particular note and has glorious views over adjacent fields and the Hambleden Valley beyond. To the front there is a lawned garden, a sweeping driveway with parking for several vehicles and access to the double garage.

General Remarks and Stipulations

Tenure

Freehold with vacant possession.

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.**

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.

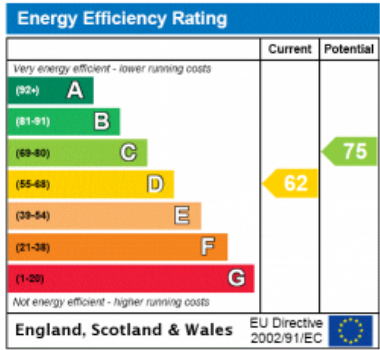


Approximate Area = 174.8 sq m / 1881 sq ft
Garage = 31.4 sq m / 338 sq ft
Total = 206.2 sq m / 2219 sq ft
Including Limited Use Area (2.6 sq m / 28 sq ft)
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Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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