

FLINT HOUSE

IBSTONE, BUCKINGHAMSHIRE



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IBSTONE, BUCKINGHAMSHIRE HP14 3XZ

M40 (J5) 2.5 miles,
Henley-on-Thames 9 miles,
High Wycombe 11 miles,
London 43 miles
(All distances are approximate)

Delightful period home
with beautiful grounds
found high in the
Chilterns.

Entrance Hall • Sitting room • Garden room • Dining
room Study • Kitchen/Breakfast room • Games room
Utility room • Cloakroom
Five bedrooms • Bathroom • Shower room • Double
garage • Store • Outbuildings

Gardens and Grounds of approximately 5.1 acres





SITUATION

Flint house is found down a sweeping driveway in the charming village of Ibstone, sitting high in the Chiltern Hills above the Hambleden Valley. The village enjoys a great sense of community with a cricket club, popular gastro pub, church and a primary school. This beautiful part of South Buckinghamshire is a designated Area of Outstanding Natural Beauty and is surrounded by miles of rolling countryside, ideal for walking, cycling and riding.



Ibstone is only a short drive from the M40 motorway with excellent road links to M25 and the national motor networks. The large centres of Henley-on-Thames, High Wycombe, Thame and Marlow are all close at hand, offering an excellent range of shops and recreational facilities. There are schools of excellent repute in the area including several well regarded primary schools, the John Hampden Grammar School and Wycombe High School in High Wycombe, and several renowned independents including Caldicott and Wycombe Abbey School. There is a regular rail service from High Wycombe station to London Marylebone or from Henley (via Twyford) and Maidenhead to London Paddington.



DESCRIPTION

Flint House is a charming period village house with later additions constructed of brick and flint elevations.

A charming entrance hall with gothic windows provides access to the sitting room, dining room and kitchen/breakfast room. The sitting room which enjoys an open fireplace with a stone hearth and bay window connects to a delightful, south facing garden room with doors to the beautiful gardens. There is an impressive dining room with pitched pine flooring and a classic open fireplace leading into a generously sized, double aspect study with a fireplace. The large country style kitchen features a variety of integrated appliances and granite topped work surfaces and leads into a utility room and a double aspect games room with gothic windows and a vaulted ceiling.

To the first floor there is a large, triple aspect principal bedroom with an open fireplace. There are four further bedrooms and two bathrooms.

The green oak garden room to the rear of the house takes full advantage of the views over the garden. The dining room has pitched pine flooring and an open fireplace. The spacious kitchen has painted units with granite work surfaces and views over the garden. There is a large games room with a vaulted





ceiling to the rear of the house. Outside there is a double garage and pretty bothy with leaded light lattice windows.

GARDEN

To the rear of the house is a brick terrace with raised flowerbeds leading up onto the lawns which are interspersed with many specimen trees and shrubs including a large Ash tree, a number of fruit trees, as well as Magnolia and some mature Laurel hedges. There are delightful views from the rear garden over the adjoining paddocks. These paddocks are enclosed by post and wire fences. Outside there is a double garage and pretty bothy with leaded light lattice windows.

GENERAL REMARKS AND STIPULATIONS

Tenure: Freehold.

Services: Mains water and electricity, private drainage and oil fired central heating.

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

Local Authority: Wycombe District Council, 01494 461000.

DIRECTIONS

From Henley-on-Thames, leave on the Marlow road (A4155). After approximately 3 miles at Mill End turn left signposted to Hambleden and Skirmett. Proceed up the valley, continue through the village of Skirmett and, shortly after leaving the village, turn left signposted to Turville and Ibstone. After a short distance turn right up a steep hill signposted Ibstone and Stokenchurch. On entering the village of Ibstone, pass a large country house on the right, ignore the turning to the church on the left. Flint House is opposite the primary school on the left hand side.

FLINT HOUSE

Approximate Gross Internal Area:

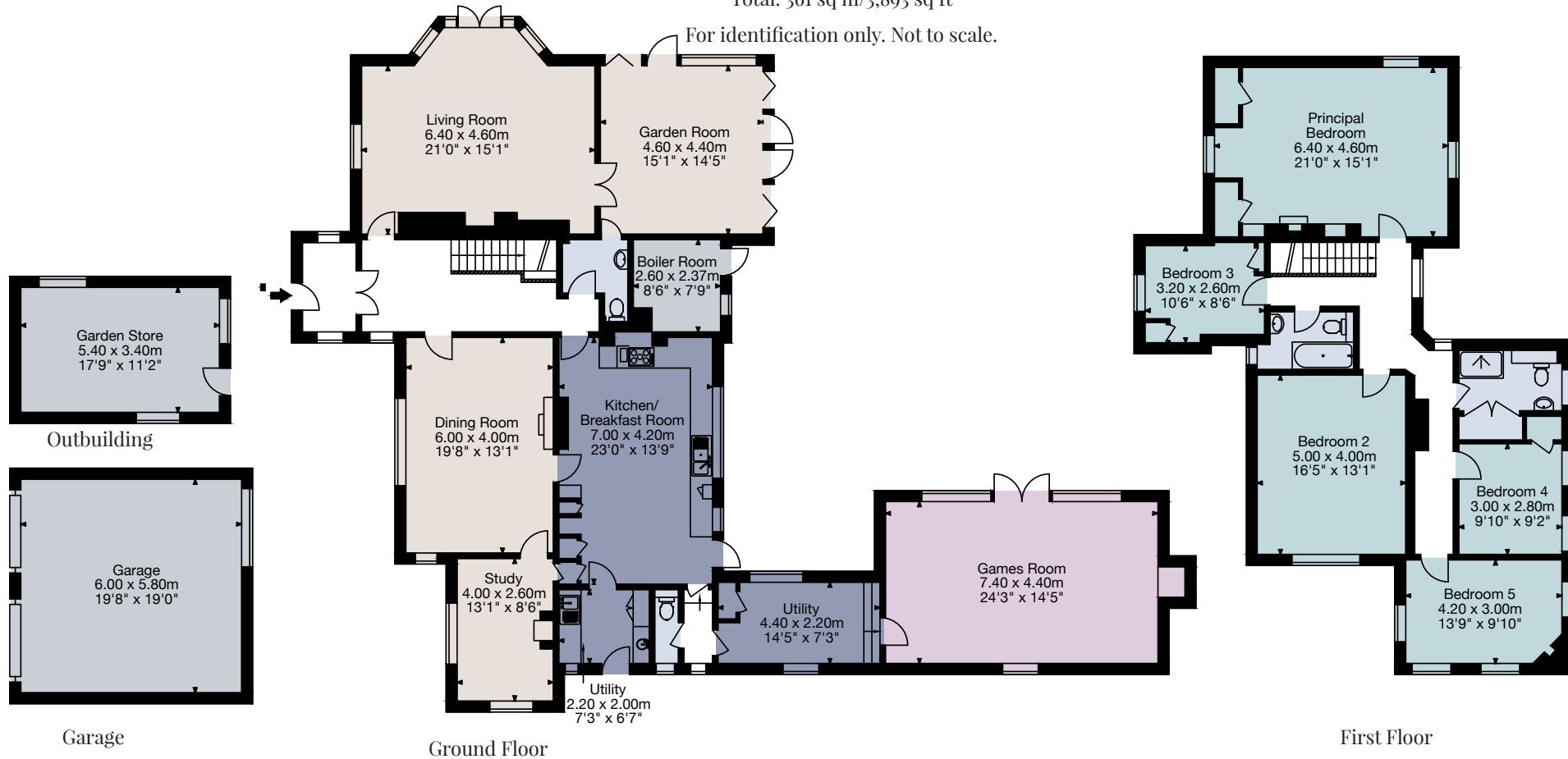
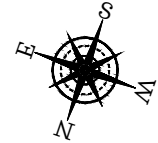
Main House: 308 sq m/3,320 sq ft

Garage: 35 sq m/375 sq ft

Outbuildings: 18 sq m/198 sq ft

Total: 361 sq m/3,893 sq ft

For identification only. Not to scale.



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