



MILE HOUSE

IBSTONE | BUCKINGHAMSHIRE | HP14 3XT

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CHARMING DETACHED FAMILY HOME SET
IN AN ACRE AND A HALF OF GARDEN AND
WOODLAND

Reception hall • drawing room • kitchen/
dining room • family room • garden room
• library • sitting room • laundry • WC
• study • master bedroom with balcony and en
suite bathroom • 4 further bedrooms • family
bathroom • shower room • detached double
garage and store room • parking for several
cars • mature gardens and woodland area.

M40 (J5) 1 mile, Marlow 8 miles,
Henley-on-Thames 10 miles, High Wycombe
10 miles, Oxford 19 miles



Directions (HP14 3XT)

From London, exit the M40 at Junction 5 and turn left, signposted Ibbstone. Proceed for about one mile through the woods and Mile House is the first property on the left.

Situation

Mile House is situated in the sought-after village of Ibbstone 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. 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, being within the catchment areas for High Wycombe High School for Girls and the Royal Grammar School for Boys. Mainline train services run from High Wycombe (Marylebone from 25 minutes). There is outstanding riding and walking in the area.

Description

Mile House is a delightful detached house which has been extended over the years and now offers flexible family accommodation which is beautifully presented throughout. If needed there is the possibility to divide the property to provide a separate annexe for staff or family members as there are two staircases.

The drawing room is a lovely triple aspect room with an open brick fireplace with a copper canopy. The kitchen/dining room is at the heart of the home and opens to a large family room. It is well appointed with limestone flooring with underfloor heating and painted wall and floor units arranged around a central island providing a prep area and breakfast bar. There is a 3 oven range cooker with an extractor over and integrated appliances include dishwasher, fridge, freezer and microwave/combination oven. Both rooms have double doors to the south facing garden terrace providing the perfect place to enjoy outdoor dining overlooking the mature garden and to the woodland beyond. Doors also open to the terrace from the garden room which in turn is accessed via double doors from the sitting/TV room. This charming room has a fireplace housing an electric wood burning stove, bookshelves and a cupboard. Off this is the library which overlooks the front garden and has three walls of bookshelves, a feature fireplace and stairs to the first floor.

To the first floor the light and spacious master bedroom has doors opening to a balcony, fitted wardrobes and en suite bathroom as well as a walk-in wardrobe. There are four further double bedrooms and a family bathroom and shower room.



Outside

Mile House is accessed from the road via electric solid timber gates, with entryphone system, opening to a large gravel parking area to the front of the detached double garage with store room to one side. The lovely gardens wrap around the house and are laid mainly to lawn with mature flowerbeds and borders planted with a variety of shrubs and hedging. The garden opens out to an area of woodland giving the perfect backdrop to the pretty garden. There is a south facing terrace, accessed from the kitchen, family and garden room for al fresco dining and to enjoy the lovely surroundings.

Beyond the fenced garden is a further area of woodland with a footpath leading to the valley beyond and there is a separate area of wood which runs along the opposite side of the road which also belongs to the property. In all about 1.5 acres.



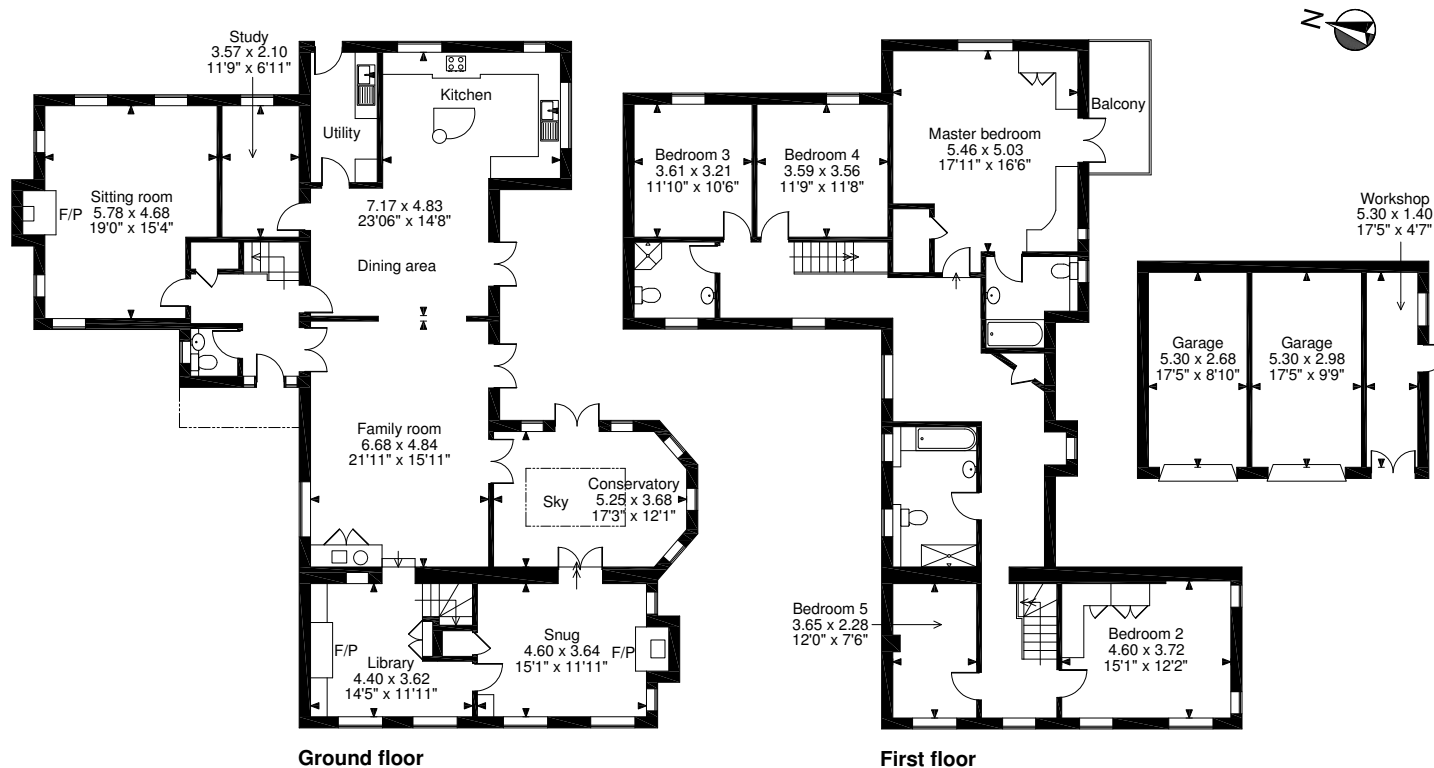


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Main House gross internal area = 3,397 sq ft / 316 sq m

Garages and workshop gross internal area = 418 sq ft / 39 sq m

Total gross internal area = 3,815 sq ft / 355 sq m



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

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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.

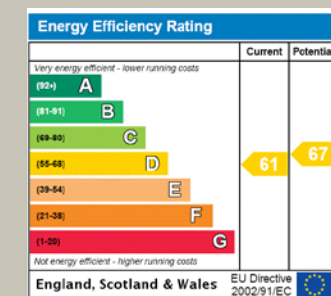
Local Authority: Wycombe District Council

Post Code: HP14 3XT

Agent's note: A public footpath crosses the woodland, beyond the fenced garden, and down to the valley.

Viewing: Strictly by appointment with Savills.

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



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