



bonners & babingtons

Church Road  
Moor Common

# Church Road, Moor Common

## Offers in Excess of £1,000,000

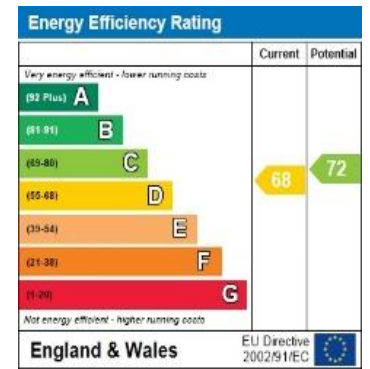
A simply stunning one off detached home offering a wealth of living accommodation including four good sized bedrooms, three bathrooms, detached double garage and a secluded rear garden. As you approach the property from the lane you are immediately aware of how quiet and peaceful the area is. The long spacious driveway easily accommodates multiple vehicles and offers a detached double garage to boot! As you enter the property you are greeted by a light and airy hallway which provides access to all the ground floor accommodation. To your left there is an office / study which could easily be converted into a ground floor bedroom if required and has a shower room nearby for convenience. To your right you will find a lovely living room with bay window to the front aspect and double doors leading to the kitchen diner. The kitchen / diner is clearly the hub of the house with a delightful seating area with stripped wooden flooring and doors leading out onto the secluded garden. In addition to the fitted kitchen there is a very useful utility room offering further space and services for appliances and a door providing access to the side of the house. On the first floor there are four good sized bedrooms, a family bathroom and en suite to the master bedroom, plenty of room for an extended family.

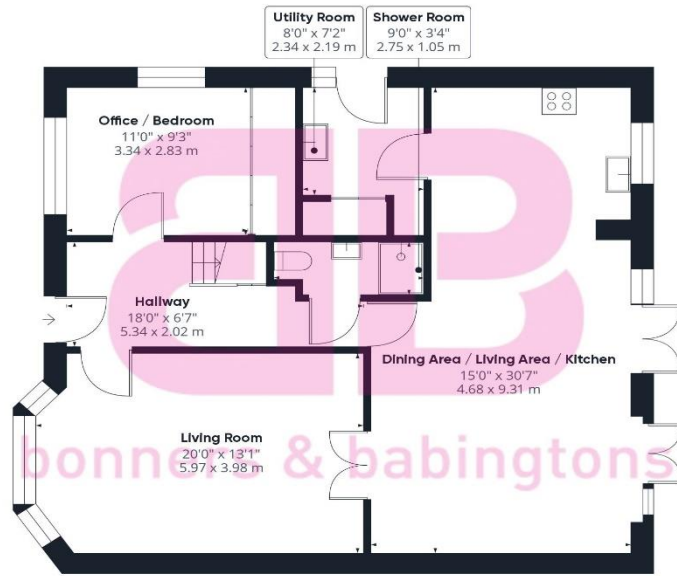
Outside the property benefits from a lovely secluded rear garden with mature trees and shrubs, a vegetable patch, shed and a large patio area ideal for alfresco dining. To the front there is a large gated driveway offering ample parking as well as a timber detached garage and EV charging point. The property also has solar panels providing an average income of £2500 per annum. Offered to the market with no onward chain this rarely available home is highly recommended for an internal inspection.

The quiet and quintessentially English village of Frieth lies within the parish of Hambleden, and is nestled within the rolling Chiltern Hills. The village benefits from a local church, village hall, combined C of E school (Ofsted good 2012), renovated country public house, children's playground and a variety of public footpaths and stunning rural views. There are excellent transport links to the M40 (junction 4 or 5), and the picturesque riverside towns of Marlow and Henley-on-Thames are only a short drive away.

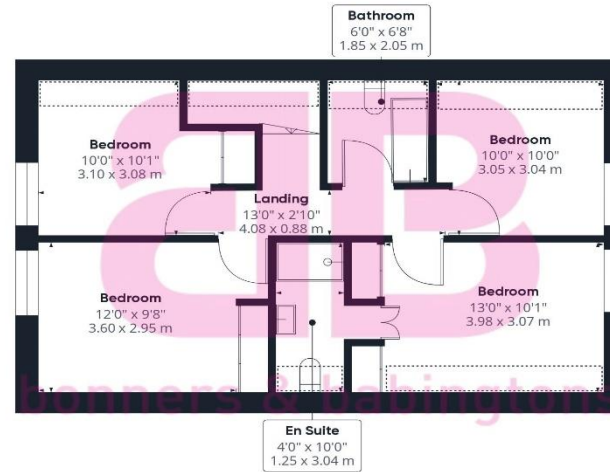
**Tenure: Freehold**  
**Local Authority: BCC**  
**Council Tax Band: G**







Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2



Approximate total area<sup>(1)</sup>

1944.07 ft<sup>2</sup>  
180.61 m<sup>2</sup>

Reduced headroom

87.73 ft<sup>2</sup>  
8.15 m<sup>2</sup>

(1) Excluding balconies and terraces

(2) Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

**Disclaimer**

We endeavour to make our particulars accurate and reliable. They are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate and photographs provided for guidance only. No undertaking is given as to the structural condition of the property, or any necessary consents, or the operating ability or efficiency of any service, system or appliance. Prospective purchasers must satisfy themselves with regard to each of these points. If there is any particular aspect of the property about which you would like further information, please contact us, especially, before you travel to the property. B2170

3 Anglers Court, Spittal Street, Marlow,  
Bucks, SL7 3HJ

01628 333800

www.bb-estateagents.co.uk

