



bonners & babingtons

Ibstone Road
Ibstone

Ibstone Road Ibstone Buckinghamshire HP14 3XT

Offers Over : £750,000

Offered to the market with no onward chain, this substantial four-bedroom family home enjoys an enviable position overlooking open countryside in the sought-after village of Ibstone. While requiring modernisation throughout, the property presents an excellent opportunity to create a bespoke family home in a highly desirable rural setting.

The accommodation in brief ; An inviting entrance hall, an archway to the dining room, which in turn leads via double doors to the impressive dual-aspect sitting room with burning stove. Extending the full depth of the house, this generous living space features a bay window to the front and a charming wood-burning stove. The open-plan kitchen/breakfast room provides access to the boot room and adjoining utility area, offering excellent potential to be reconfigured as a larger utility room, pantry, or additional storage space.

Upstairs, there are three double bedrooms overlooking the village common, all benefiting from built-in wardrobes, together with a fourth single bedroom currently arranged as a study. The principal bedroom features an en-suite bathroom, while the family bathroom is fitted with a bath, overhead shower, and vanity wash basin.

Outside

The property is set within generous, well-maintained gardens, comprising a large lawn bordered by mature trees, established hedging, and attractive planting. The gardens offer a high degree of privacy and provide a peaceful outdoor retreat. A patio adjoining the house creates an ideal space for outdoor dining and entertaining. Situated in the picturesque village of Ibstone, the property enjoys easy access to beautiful countryside walks, while remaining conveniently located for nearby towns, amenities, and transport connections.





Location
 Ibstone is a village and parish within the Wycombe District of Buckinghamshire. It is located in the Chiltern Hills on the border of Oxfordshire approx.. 2 miles south of Stokenchurch and 8 miles north of Marlow. The village includes Cobstone Windmill, made famous by the film Chitty Chitty Bang Bang, as well as an active cricket club, a church infant school ('Outstanding' OfSted) and far reaching country walks across beautiful common land. The M40 motorway is minutes away at J5 Stokenchurch and there is a mainline train station to London Marylebone from High Wycombe - 20 mins drive away.

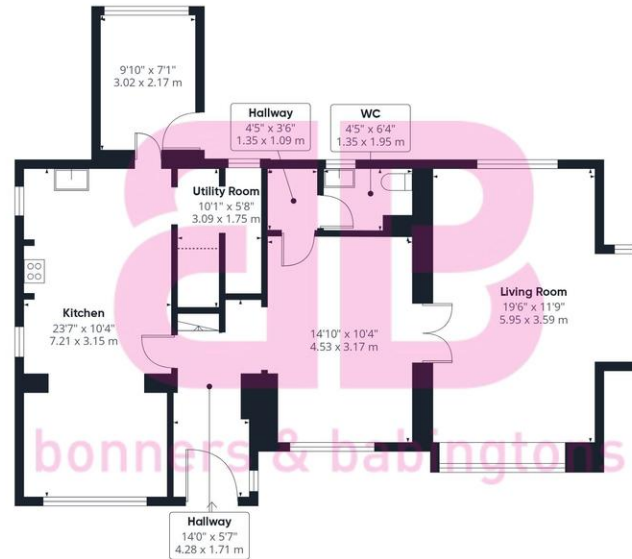


Tenure: Freehold
Council Tax Band: G

Energy Efficiency Rating		Current	Potential
92-100	A		
81-91	B		
69-80	C		
55-68	D		
49-54	E		
35-48	F		
1-34	G		

100 energy efficient / lower running costs

100 energy efficient / higher running costs



Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾
2024 ft²
187.9 m²

Reduced headroom
41 ft²
3.8 m²

(1) Excluding balconies and terraces

Reduced headroom
----- Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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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

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