



The Old Garth
High Wycombe

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This handsome and substantial five-bedroom detached home occupies a desirable position within the sought-after village of Ibstone, boasting excellent transport links and fabulous woodland walks right on the doorstep. Offering spacious and versatile accommodation, far-reaching views over open farmland and exciting potential to remodel or extend (STPP), this is a fantastic opportunity to create a truly wonderful family home. Chain Free.

Ibstone, High Wycombe, Buckinghamshire, HP14 3XT

- 5 BEDROOM DETACHED HOUSE
- POTENTIAL TO EXTEND OR AMEND
- EASY COMMUTE FOR LONDON
- FABULOUS COUNTRYSIDE WALKS
- THREE RECEPTION ROOMS
- SPACIOUS MASTER BEDROOM WITH ENSUITE FACILITIES
- DOUBLE GARAGE
- SEPARATE UTILITY ROOM
- CHAIN FREE



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lbstone



Description

The property is approached via an entrance porch with useful storage and space for coats and shoes, leading into the welcoming reception hall, from which all principal rooms and the stairs to the first floor are accessed. The impressive dual-aspect formal reception room is a particularly welcoming space, featuring a cosy wood-burning stove and sliding doors opening directly onto the rear garden. The room provides an ideal setting for both relaxing and entertaining. There are two further reception rooms, one currently utilised as a study, while the garden room is presently arranged as a snug but offers excellent versatility to suit a variety of needs.

The kitchen enjoys a pleasant outlook over the garden and views beyond, and is fitted with a comprehensive range of eye and waist-level units, granite work surfaces, space for a dishwasher and an American-style fridge/freezer. The kitchen leads through to the garden room, which benefits from French doors opening onto the garden. From the garden room, there is access to the useful utility room and the double garage. The utility area has plumbing for white goods, a sink, additional storage and a door providing access to the side of the property. A downstairs cloakroom completes the ground floor accommodation.

Upstairs, there are five double bedrooms, providing excellent flexibility for a growing family or those requiring dedicated guest and home-working spaces. The principal bedroom benefits from a spacious en-suite bathroom featuring a spa bath and separate shower, while the fifth bedroom is currently utilised as a dressing room, offering the option to retain this arrangement or use the room as a further bedroom if desired. The family bathroom is well appointed with a corner bath and separate double shower. There is also potential, subject to the necessary planning permissions, to extend over the existing garage, providing an exciting opportunity to create further accommodation.

Outside

The east-facing rear garden is predominantly laid to lawn and is bordered by mature hedging and a selection of established trees, including a hazel tree. The garden backs directly onto open farmland, enjoying a wonderful sense of space and far-reaching countryside views. To the front, a private driveway provides parking for numerous vehicles and is complemented by established Cherry and Magnolia trees. The double garage benefits from electric doors, power and lighting, as well as a useful internal storage area.

With its generous accommodation, versatile living spaces, substantial garden, countryside outlook and potential for further enhancement, this is a rare opportunity to acquire a spacious family home in the highly desirable village of Ibstone.





General Remarks and Stipulations

Tenure
Freehold

Post Code
HP14 3XT

EPC Rating
E

Viewing
Strictly by appointment with
Bonners & Babingtons

Local Authority
Buckinghamshire

Fixtures and Fittings
Further notable features include oil-fired central
heating, double glazing and private sewerage.

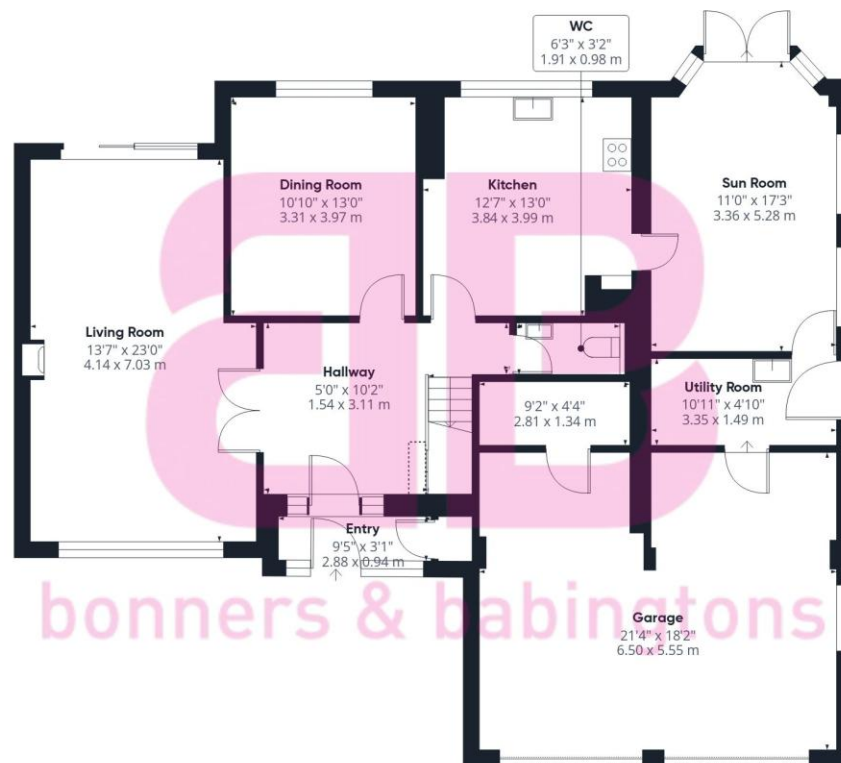
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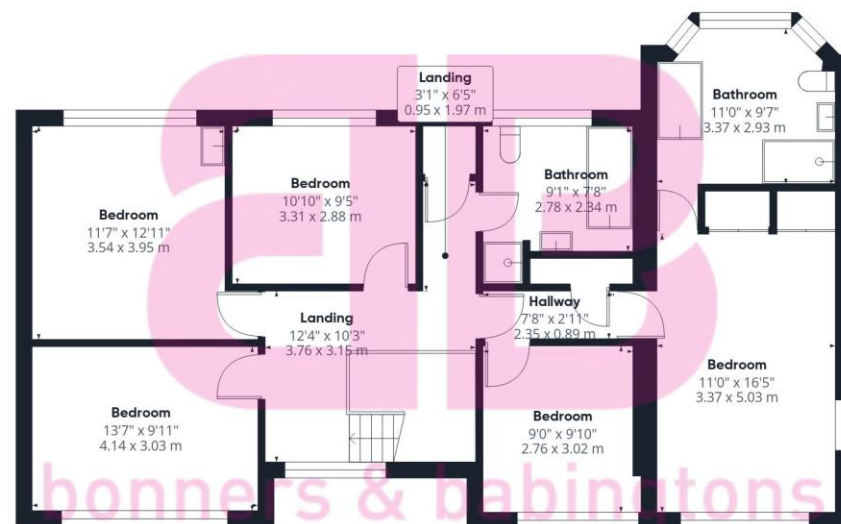
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Ground Floor



Floor 1



Approximate total area⁽¹⁾

2501 ft²

232.3 m²

Reduced headroom

3 ft²

0.3 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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