

EQUESTRIAN

Ibstone, High Wycombe  
Buckinghamshire, HP14

**HAMPTONS**  
INTERNATIONAL

*Beyond your expectations*



# Detached country house with grounds approaching 5.4 acres.

Entrance Hall | Reception Hallway | Sitting Room | Dining Room | Garden Room/Conservatory | Study | Kitchen/Breakfast Room | Utility | Rear Hall to Games Room | Five Bedrooms | Family Bathroom and Shower Room | Two Bedroom Detached Annexe | Double Garage | Additional Bothy

**Guide Price £1,795,000 Freehold**

### Description

A detached country house set in formal gardens and with paddocks extending to just under 5.4 acres, the house dates back in parts to the 18th Century and has a detached 2 bed cottage which is in need of refurbishment. There are additional outbuildings including a double garage and bothy. Located within the Chilterns Area of Outstanding Natural Beauty.

### Outside

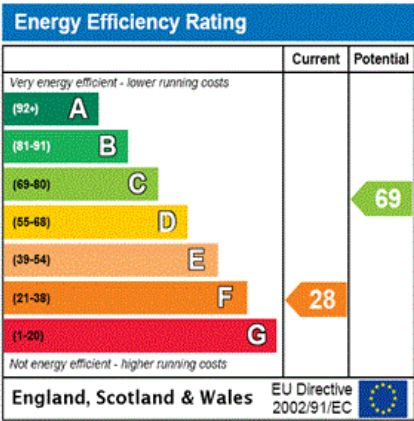
The house sits within formal gardens extending to just under 1.6 acres of lawns with planted flower beds, shrubs and trees including ash, magnolia and fruit trees, there is a terrace to the rear of the house with views towards the paddocks. The paddocks are enclosed with post and wire fencing and extend to just under 3.8 acres. The driveway to the property provides parking for several vehicles and leads to the detached double garage.

### Location

Situated within the village of Ibstone with views over fields and woodland to the rear, the house is only 2.5 miles to junction 5 of the M40. High Wycombe provides fast (25mins) rail links to London Marylebone making this an ideal rural retreat. The local village infant school is within level walking distance, there is an outstanding primary school in Stokenchurch and senior schools are in High Wycombe or Marlow, including renowned Grammar schools. Located in an Area of Outstanding Natural Beauty in the Chiltern Hills.

### Additional Information

With accommodation extending to 3,357 sq ft, Flint House is a period home with further additions. The ground floor comprises five receptions and a spacious kitchen/breakfast room. The sitting room has an open fireplace and gothic windows with views out to the gardens, there is a green oak garden room/conservatory which leads out to the rear terrace. The kitchen/breakfast room has a rear aspect with windows overlooking the garden and is fitted with a range of painted units with granite worktops, there is a utility room off to the side. The rear hallway leads to a spacious games or family room. To the first floor there are five bedrooms, a family bathroom and a shower room. The detached annexe/bungalow is in need of complete refurbishment and modernisation.



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Approximate Gross Internal Area = 311.9 sq m / 3357 sq ft

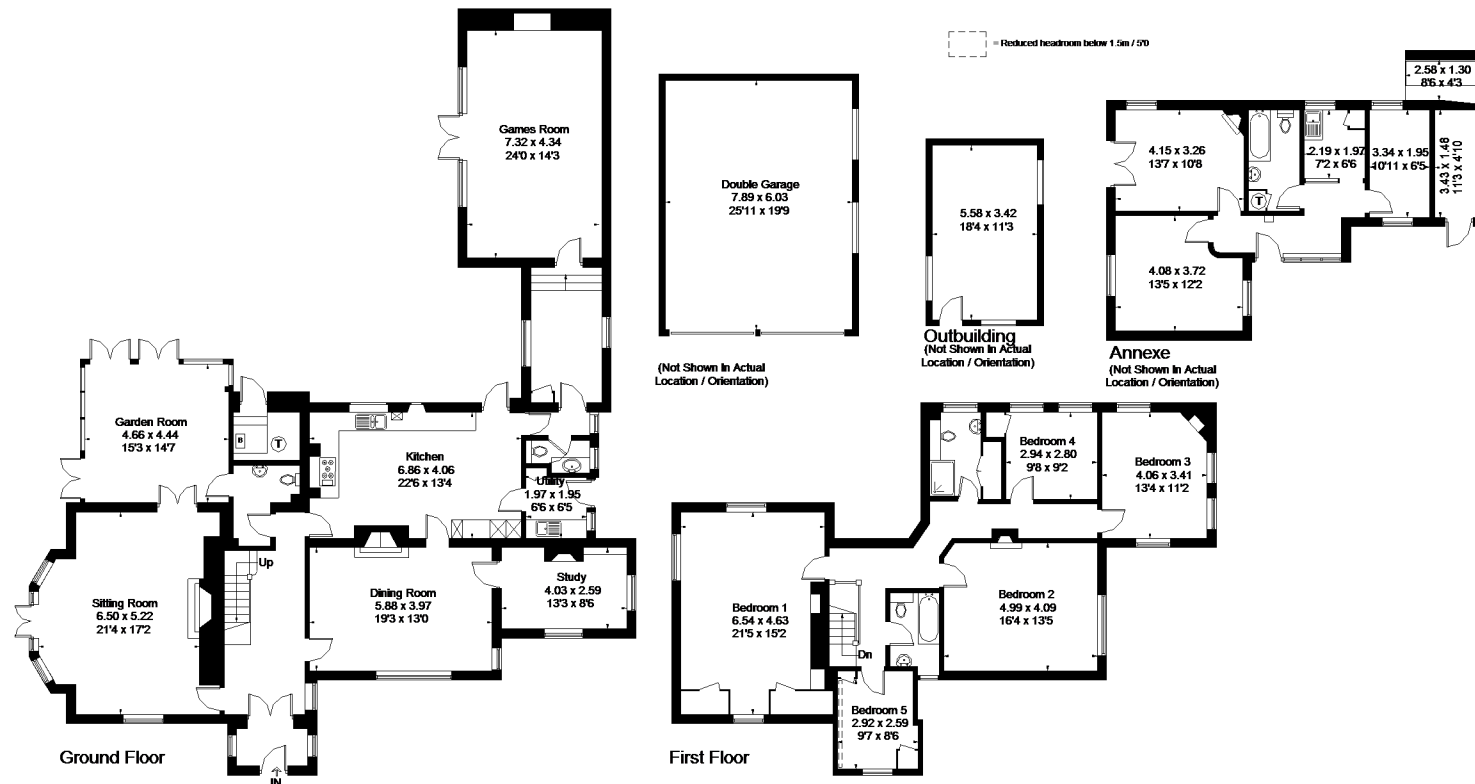
Garage = 48.4 sq m / 521 sq ft

Annexe = 63 sq m / 678 sq ft

Outbuilding = 19 sq m / 204 sq ft

Boiler Room = 3.5 sq m / 38 sq ft

Total = 445.8 sq m / 4798 sq ft



FLOORPLANZ © 2017 0203 9056099 Ref: 183935

This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

**FOR CLARIFICATION** We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.



