



**THE GRANGE
FRIETH**



The Grange, Shogmoor Lane, Frieth Henley on Thames, Buckinghamshire RG9 6NP

“A rare opportunity to complete a comprehensive refurbishment plan to create a substantial family home located on the outskirts of this popular Chiltern village.”

The Grange is a unique character home situated in a sought after location in the Chiltern Hills in an Area of Outstanding Natural Beauty. The property offers versatile living accommodation with exposed timber beams creating character and charm throughout and benefits from a self contained annexe, two double garages and an outbuilding currently used as a home office. The garden offers views over the countryside and there is an adjoining 1/2 acre paddock. The present owner is currently constructing phase 1 being the extension of the north section of the property under planning permission (18/06897/FUL). This will be completed to ‘first-fix’ level of finish to plasterboard walls, electrical wiring and plumbing.

The nearby village of Frieth has a popular primary school and public house with Lane End and Marlow both nearby offering everyday amenities, shops and restaurants. Recreational facilities as well as excellent schooling is also offered in the immediate area. There is easy access to the M4 and M40 motorways and there is also good railway links to central London from High Wycombe.

OIRO: £1,600,000 FREEHOLD



Pike Smith & Kemp

22 Queen Street, Maidenhead
Berkshire SL7 1HZ

maidenhead@pikesmithkemp.co.uk
01628 621177



Accommodation summary

Ground Floor

*SITTING ROOM
DINING ROOM
KITCHEN/BREAKFAST ROOM
UTILITY ROOM
CLOAKROOM
STUDY*

Self contained annexe:

*SITTING ROOM
BEDROOM
SHOWER ROOM*

First Floor

*MASTER BEDROOM WITH EN SUITE BATHROOM
THREE FURTHER BEDROOMS
FAMILY BATHROOM*

Outside

*OUTBUILDING (HOME OFFICE)
GARDENS with lovely views over surrounding countryside
TERRACE AREA
TWO DOUBLE GARAGES
DRIVEWAY PARKING
ADDITIONAL 1/2 ACRE Paddock INCLUDED.*



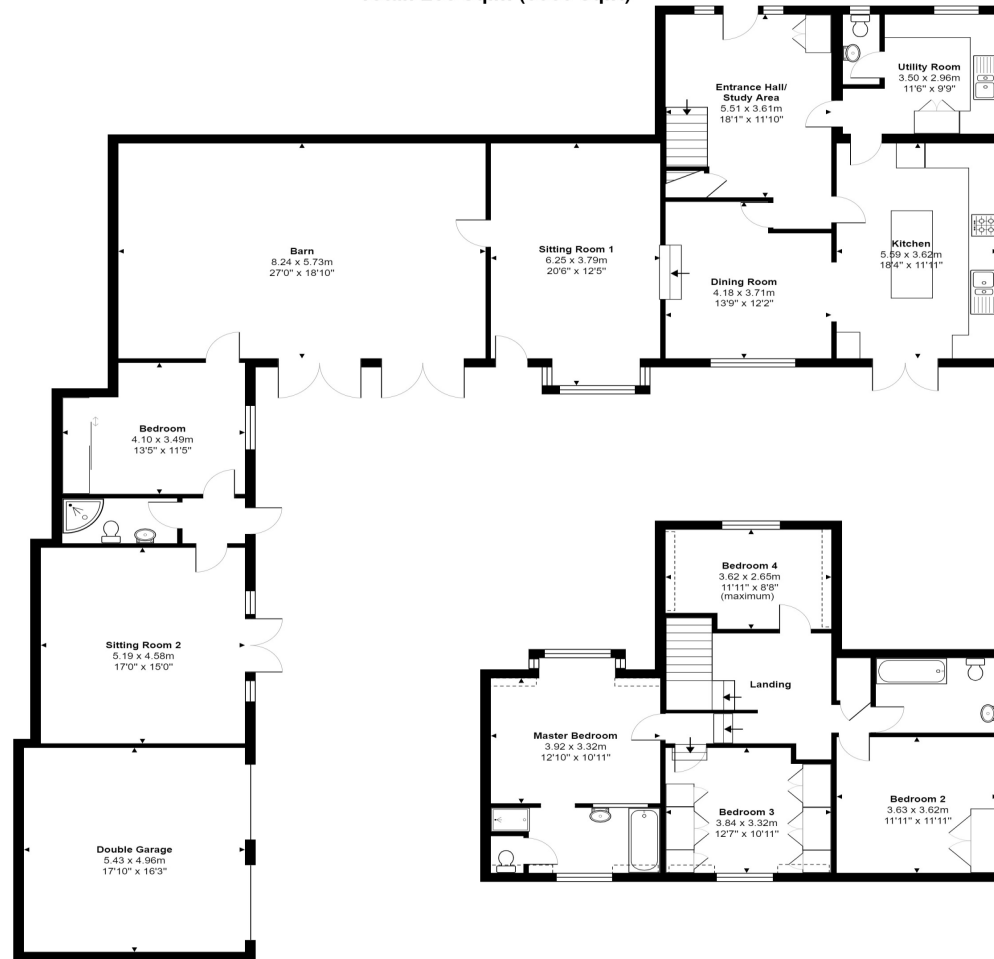
The Grange, Frieth, Henley on Thames

Approx. Gross Internal Floor Area

Main House : 211sq.m (2,262sq.ft)

Double Garage and Barn: 74 sq.m (798 sq.ft)

Total: 285 sq.m (3060 sq.ft)

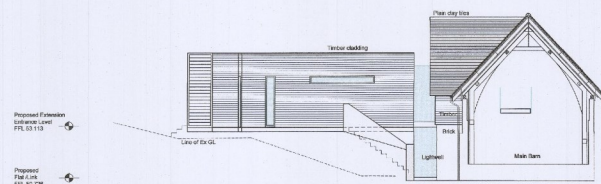
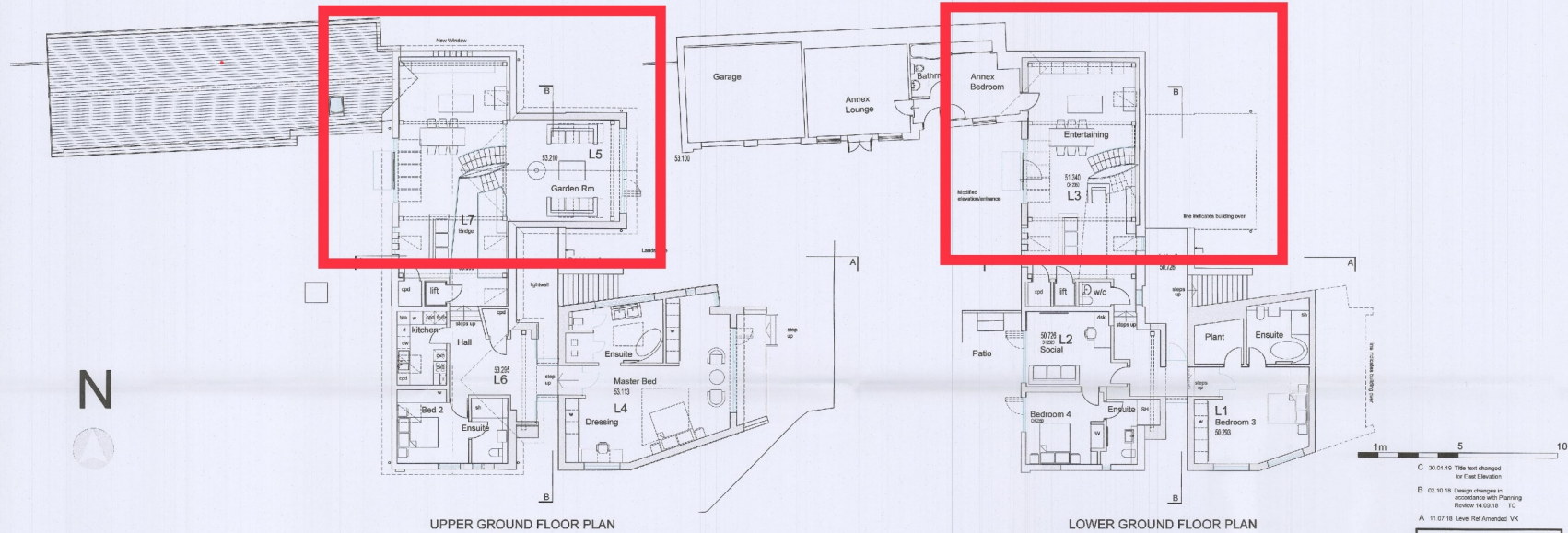


All measurements are approximate and for display purposes only.

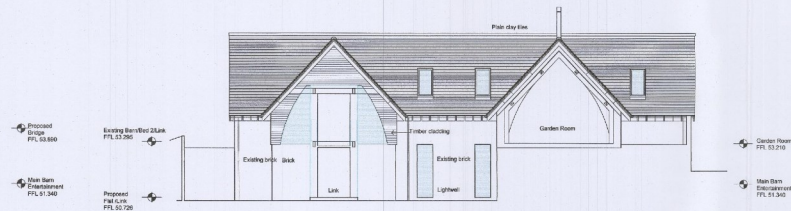


All dimensions to be checked on site. Written dimensions to be
 taken in preference to scaled dimensions.
 All work and materials to be reported to the architect.

Area currently being developed



NORTH ELEVATION (Proposed Side)
SECTION A



EAST ELEVATION (Proposed Rear)
SECTION B

PLANNING

Rev. Date Description Drawn

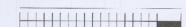
TW-2

18.06.2022
 AMENDED
 Project
 THE GRANGE
 SHOCKMOOR LANE
 FRIETH
 NR. RENEW ON THAMES
 RGG 6NP

Drawing Title
 PROPOSED PLANS
 BARN CONVERSION & EXTENSIONS

Date: 13.11.2022
 Scale: 1:100
 Cell Ref: PFL 01.245
 Drawn: VK
 Checked:

Drawing No.
 17 517 PL02 C









The area of lawn in the image above showing with the trampoline is currently being redeveloped as per the plans on page 5.