

# BLUE HILLS

IBSTONE ROAD, IBSTONE, BUCKS HP14 3XT



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‘A FANTASTIC FAMILY HOME WITH FLEXIBLE LIVING SPACE.’

**A beautifully appointed family home of some 2,800 sq ft, situated in a quiet semi rural location and on a generous plot of approx. 1.1 acres. “Blue Hills” has well proportioned rooms throughout and of particular note is the well stocked, and mature, wrap around garden with established borders, vegetable plot and countryside views to the rear.**

“Blue Hills” is approached via a double driveway with a well stocked front garden with double garage. It is a large bungalow with an additional upstairs bedroom with direct loft access that could be utilised as a dressing room and an en-suite if needed. On entering the property, your eye is immediately drawn to the rear garden via the spectacular vaulted sitting room with log burner and patio doors onto a terrace with views to the garden. The principal bedroom also shares this terrace, as does the garden room offering access from all three rooms onto this sun filled terrace, ideal for your morning coffee! The kitchen is equipped with a wide range of base and wall units and benefits from a walk in larder, double oven and integrated appliances. Leading directly from the kitchen is a large breakfast room with doors onto a southerly BBQ terrace with vines and wisteria. There is also a separate utility room and dining room.

“Blue Hills” benefits from four double bedrooms, the principal having a large en-suite with direct access to the garden terrace. There is also a family bathroom with a shower over the bath.

The award winning gardens is really where “Blue Hills” sets itself apart from the competition, with an abundance of mature trees, a pond, a veggie plot and ample space for exploring and entertaining.

Our clients say

“This has been our much loved family home for many years and we have thoroughly enjoyed our time here watching the children and then the grandchildren make good use of the grounds. The renovation work we undertook was a great addition, and the sitting room is both a joy in the winter with a cosy fire as it is in the summer with the garden views”





## OVERVIEW

- Four double bedrooms
- Four reception rooms
- Grounds of approx 1.1 acres
- Two bathrooms plus cloakroom
- Good condition throughout
- Fully fitted kitchen with integrated appliances
- Utility room
- Wrap around well maintained and mature garden with countryside views
- Ideal living space for family living and entertaining
- Potential to re-configure—flexible living space

## SUPPLEMENTARY INFORMATION

**Services:** Mains electricity and water

**Heating:** Gas central heating

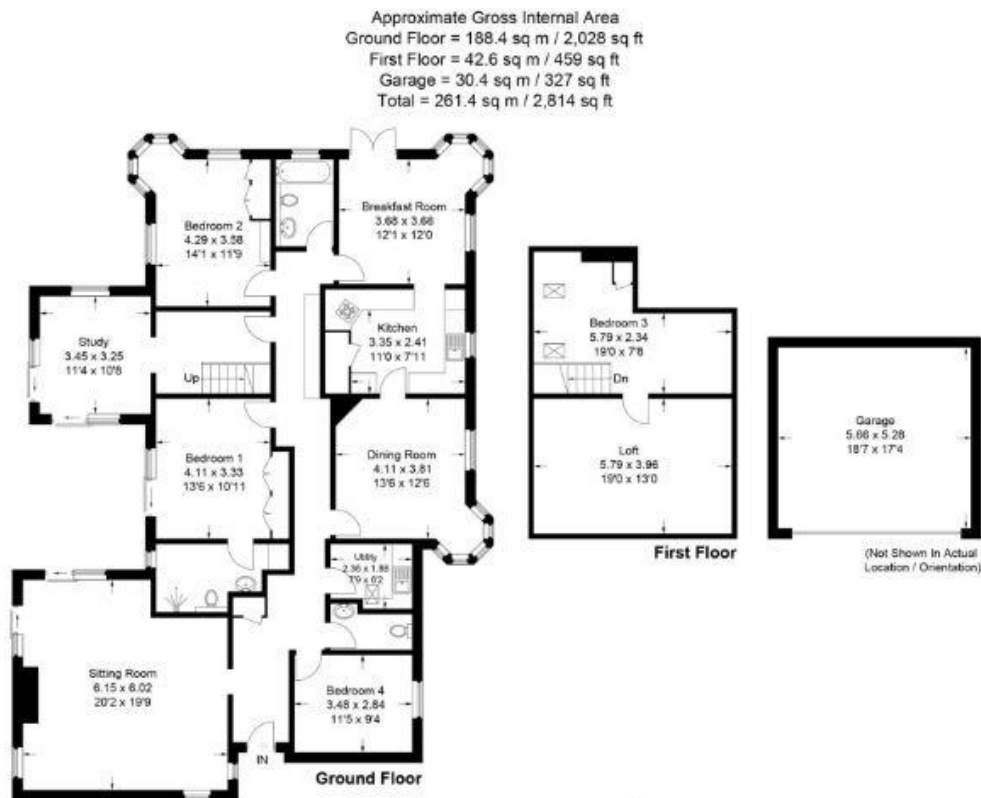
**Local Authority:** Buckinghamshire DC

**Council Tax Band:** F

**Energy Rating:** C (75) Potential B (83)

**Broadband Speed:** 20mb—Fibre Optic available





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

Ibstone is a semi rural, hilltop Chiltern village situated in an area of outstanding natural beauty yet with close proximity to the market towns of Thame, Henley, Wycombe and Marlow. Although a small village of around 200 residents, it benefits from a close knit community with the Chilterns Fox pub at the heart of the village and is home to the historic church St Nicholas. There is a village primary school and a school bus to the local towns.

The nearby village of Stokenchurch is within a few miles providing amenities for day to day needs and the larger towns of Marlow, Henley, Thame and High Wycombe are all within 8 miles with an excellent range of shopping, social, schooling and leisure facilities. The M40 is readily accessible at Stokenchurch and there is a main line station at High Wycombe with quick and easy access to London and the North of England.

**Thame - Cookham - Maidenhead**

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