

JNP



Ibchurch House, Mill Lane, High Wycombe, Buckinghamshire, HP14 3TW

Asking price £750,000 *Freehold*

Ibchurch House is an ideal family home, set within its enclosed area off a private lane. Easy walk into the village for the shops and local schools, and access for commuters onto the main motorway.

- Entrance Hall
- Cloakroom
- Kitchen Breakfast Room
- Utility Room
- Sitting Room
- Dining Room
- Study
- 4 Double Bedrooms
- Ensuite Bathroom
- Family Bathroom
- Attic
- Garage
- 2 Decked Areas
- Garden
- EPC: D



The property comprises of an open porch, leading into the entrance hall, with a high vaulted ceiling giving plenty of natural light, with an open staircase leading to the first floor. At the entrance is also a downstairs WC, a utility room that leads to the integral garage. The kitchen is fully fitted with cafe style wooden breakfast bar. Next to the kitchen is a wonderful light dining room, with double doors to the rear decked area of the garden, opposite the dining room is the study/office which is fully wired for internet etc, and used daily. There is a fantastic dual-aspect sitting room with French doors to the main garden and decked area and a beautiful feature fireplace.

Upstairs from the landing is the main bedroom with lots of natural light, fully fitted wardrobes and a gorgeous en suite bathroom, there are 3 further double bedrooms all with fitted wardrobes and a beautiful large family shower room, and a large double airing cupboard for all your linens.

Outside the property is approached via a long brick-paved gated driveway, leading to parking for 3-4 cars and also with access to the double garage. There is a Pod Point charger fitted.

The garden is mainly to the front of the house, fully enclosed with mature hedges and trees. The garden has plenty of flower borders with mature plants and shrubs and has a storage area to the side of the property. There is a little gate leading from the front garden to the back garden, also fully enclosed with 2 seating areas surrounded by roses and mature plants. There is a large decked area ideal for entertaining, and a storage shed can be found to the side of the property.

Agents Note- employee

Under the 1979 Estate Agents Act we are obliged to inform all potential purchasers that the owners of this property are related to an employee of The JNP Partnership

Freehold Notes
Council Tax band F. EPC band D.

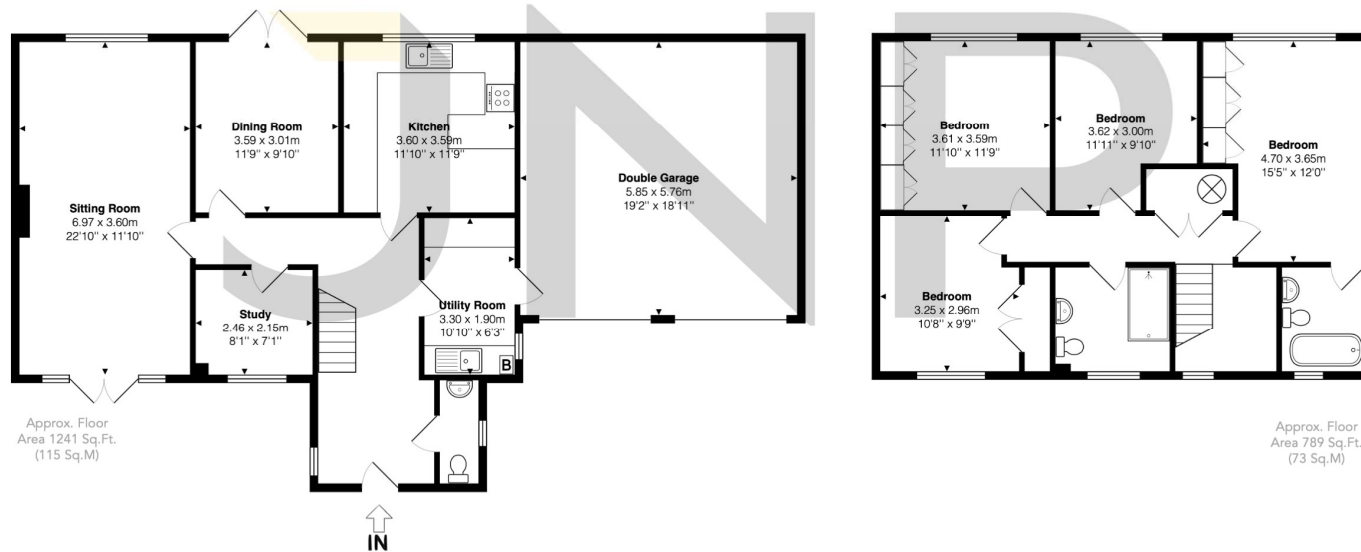
Agents Note

We may refer you to recommended providers of ancillary services such as Conveyancing, Financial Services, Insurance and Surveying. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending their services. You are not under any obligation to use the services of the recommended provider. The ancillary service provider may be an associated company of JNP Estate Agents Ltd.

AML Disclaimer

Please note it is a legal requirement that we require verified ID from purchasers before instructing a sale. Please also note we shall require proof of funds before we instruct the sale, together with your instructed solicitors.





The approximate total area for the elements of the property represented on the floorplan is 189 SqM (2030 Sq.Ft)

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This floor plan is provided by Expert Survey Solutions Ltd for indicative guidance only. Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. Details shown on this floorplan including all measurements, areas and proportions cannot be guaranteed by either the provider or estate agency and should not be relied upon. If there is any area where accuracy is required, please contact the selling agent for clarification.

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