

**SINGLE BUILDING PLOT  
ABBATTSFIELD  
IBSTONE ROAD  
IBSTONE  
BUCKS HP14 3XZ**

**OFFERS IN THE REGION OF £1,000,000, FREEHOLD**



Promap

Not to scale. For identification purposes only. Accuracy not guaranteed.

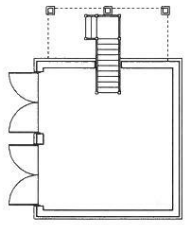
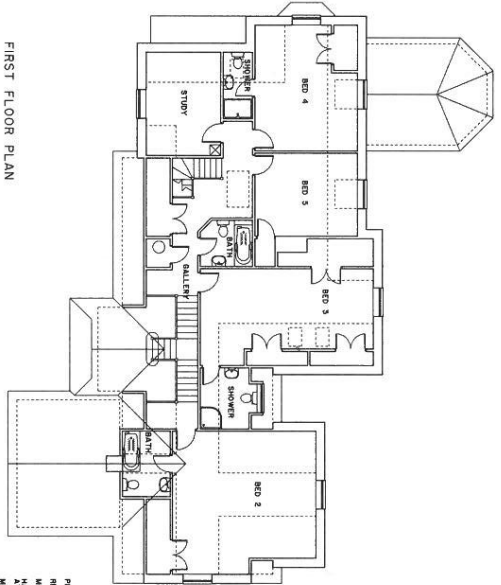
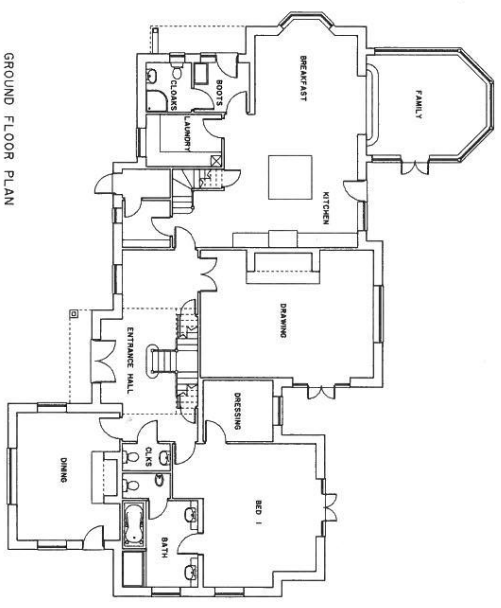
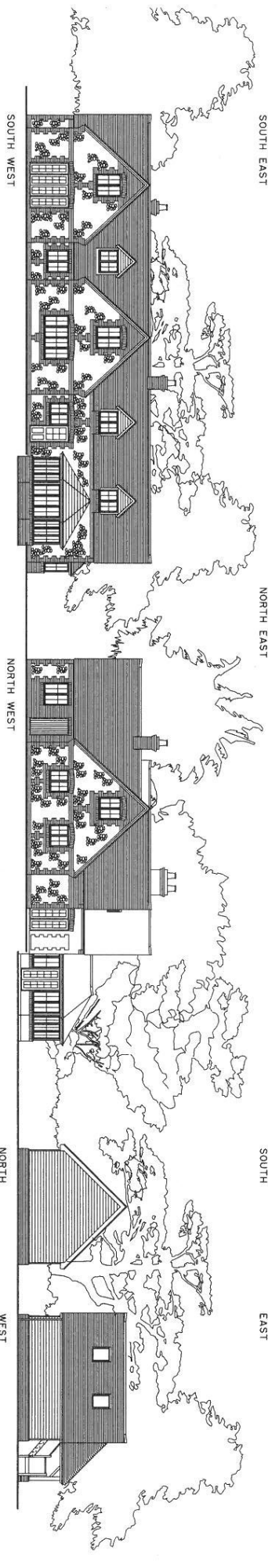
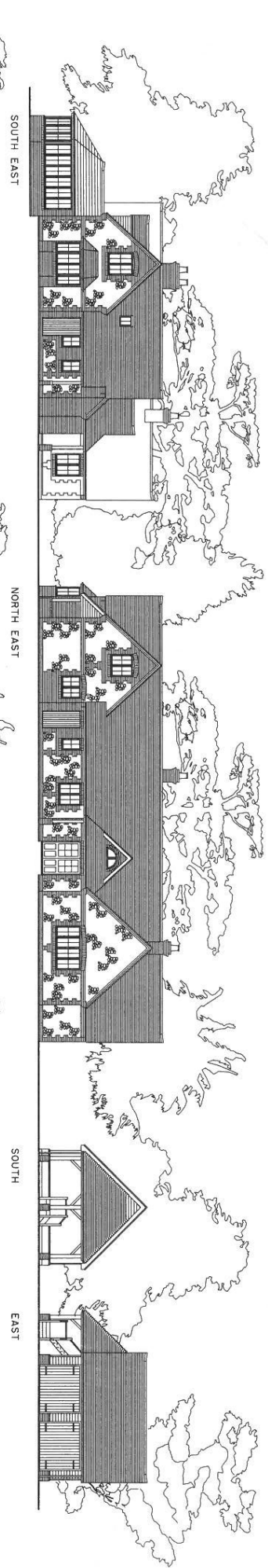


An all too rare opportunity to purchase a superb single building plot of approx. 1.5 acres, approached by a private drive and enjoying a secluded south westerly setting.

Planning permission (17/07326/FUL) has been granted for a substantial brick and flint detached family home and a detached garage with room over (which has already been constructed) totalling approx. 5150 square feet, gross external.

**VIEWING:** To avoid disappointment, please arrange to view with our Marlow office on 01628 890707. We shall be pleased to accompany you upon your inspection.

**DIRECTIONS:** From the M40 junction 5, follow the Ibstone Road into the village, passing the Cricket Common on your right. After approx. 2 miles, Abbattsfield will be seen on the right.



GARAGE PLAN  
REFER TO SITE PLAN FOR  
LOCATION

Revisions

- A. Garage roof reduced to 42.5 degree 25/9/02
- B. Garage roof increased to 45 degree 19/7/02
- C. Proposals amended 24/1/03
- D. Garage amended as-built 22/8/17

**CLIVE BALDWIN Building Design**  
 Clarks Barn, Basselsbury Lane, High Wycombe, Bucks, HP11 10X,  
 Telephone: 01494 448349

**ABBATTSFIELD  
 IBSTONE**

*Proposed replacement dwelling*

Scale: 1:100 Date: SEPTEMBER 2001  
 0057/02D

Scale the drawing for planning purposes only.  
 All dimensions are to be checked on site and any discrepancies reported.

GROUND FLOOR PLAN  
 0 1 2 3 4 5  
 METRES

FIRST FLOOR PLAN