



**SUNNINGS LODGE, IBSTONE**  
**PRICE: £800,000 FREEHOLD**

**am** ANDREW  
MILSOM

**SUNNINGS LODGE  
IBSTONE  
BUCKS HP14 3XY**

**PRICE: £800,000 FREEHOLD**

A mature detached bungalow occupying an established plot of just under half an acre and ideally located in this popular Chiltern village.

**0.48 ACRE GARDEN: TWO BEDROOMS:  
BATHROOM: ENTRANCE HALL:  
LIVING ROOM: DINING ROOM: KITCHEN:  
CONSERVATORY: GARAGE:  
DOUBLE GLAZING:  
OIL FIRED CENTRAL HEATING:  
DRIVEWAY PARKING. NO ONWARD CHAIN.**

**TO BE SOLD:** situated in this popular semi-rural setting, a mature detached bungalow in need of complete modernisation and providing ample scope to remodel, redevelop or extend, subject to the usual planning consents. This property is situated in the popular Chiltern village of Ibstone with its own village pub/restaurant, village school and access to a number of delightful Chiltern walks and rides. Stokenchurch is within a few miles providing amenities for day to day needs and the large towns of Marlow, Henley and High Wycombe are all within eight miles offering an excellent range of shopping, sporting, schooling and social facilities. The M40 is readily accessible at Stokenchurch and there is a main line station at High Wycombe providing a fast train service to Marylebone.

The accommodation comprises:

Part glazed front door to **ENTRANCE LOBBY** with glazed door to

**ENTRANCE HALL** with cloaks cupboard, radiator and access to loft space.



**LIVING ROOM** a dual aspect room with double glazed windows, tiled fireplace, radiators.



**DINING ROOM** a side aspect room with double glazed window, open fireplace, radiator and door to

**KITCHEN** fitted with a matching range of floor and wall units, work surface space with inset ceramic hob with oven below, one and a half bowl sink unit, dual aspect double glazed windows, radiator and glazed door to



**CONSERVATORY** with double glazed windows and doors to garden.

**UTILITY ROOM** with single drainer single bowl sink unit with cupboards below and over, space and plumbing for washing machine, door to

**BATHROOM** comprising enclosed panel bath, wash hand basin, low level w.c., double glazed frosted window, heated towel rail and radiator.



**BEDROOM ONE** a front aspect room with double glazed window, radiator and door to

**STORE ROOM** which could be utilised as a dressing room or study with double glazed window and radiator.

**BEDROOM TWO** a front aspect room with double glazed window, built in wardrobes, airing cupboard and radiator.

## OUTSIDE

The property is approached via a five bar gate where **TO THE FRONT** of the property there is a private area of lawned garden and driveway parking in front of the

**GARAGE** with up and over door, store room where there is the oil fired central heating boiler.



The remainder of the gardens are **TO THE REAR** and in total measure just under **HALF AN ACRE** and are predominantly lawned. There is a mature orchard to the rear and a fruit and vegetable garden to one side.

**M46731122**

**EPC BAND: E**

**COUNCIL TAX BAND: TBC**

**VIEWING:** Please arrange a visit by contacting us on **01628 890707** or **homes@andrewmilsom.co.uk**

**DIRECTIONS:** from Stokenchurch village centre proceed along the Oxford Road and over the motorway bridge, which becomes Ibstone Road towards Ibstone. Passing the cricket ground, on your right, Sunnings Lodge can be found, after a short distance, on the left hand side identified by an Andrew Milsom 'For sale' board.

## **MONEY LAUNDERING REGULATIONS:**

Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in progressing a sale.

Attfield James Financial Management can guide you through the Mortgage maze. Part of the Fairstone Group with access to the whole mortgage market including later life mortgages and equity release. They also advise on insurances, pensions and investments. 01628 623 600.

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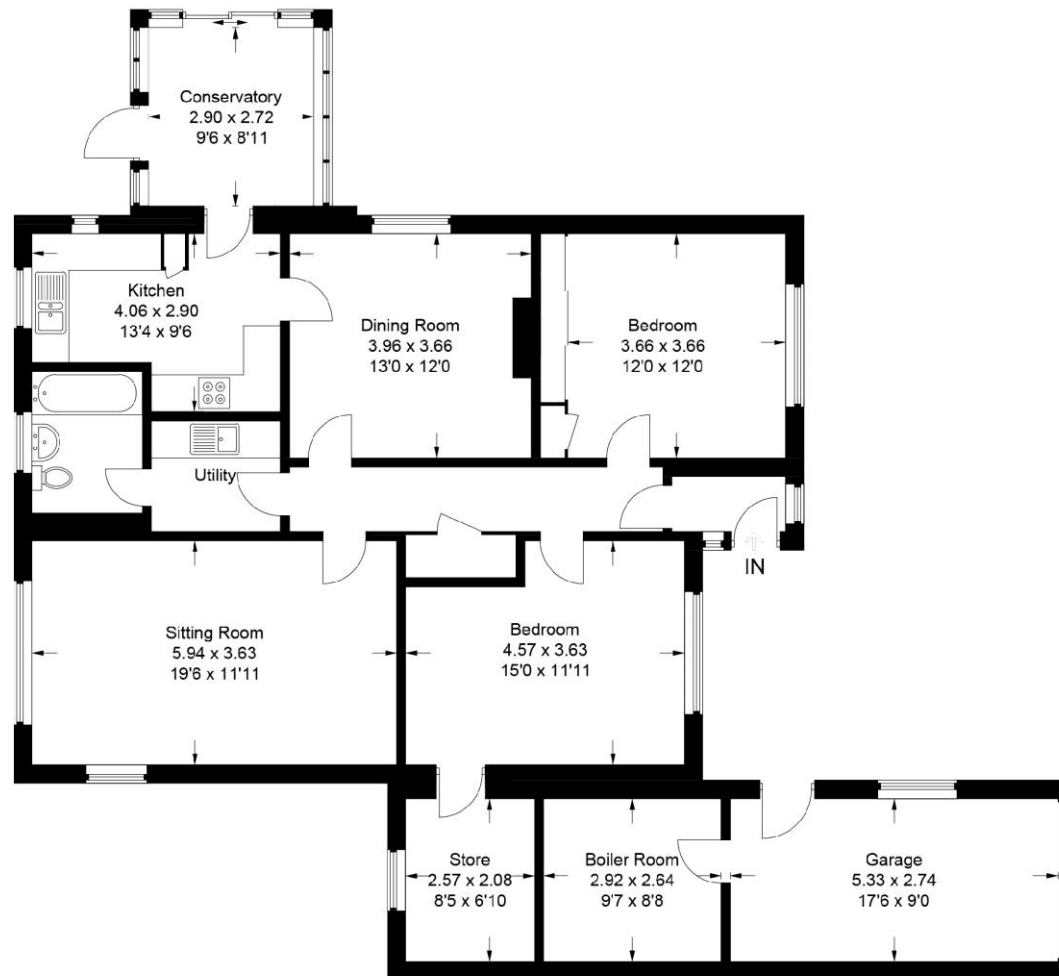
*Your home is at risk if you do not maintain mortgage payments or a loan secured on it.*

For clarification we would wish to inform prospective purchasers that we have prepared these particulars as a general guide. These particulars are not guaranteed nor do they form part of any contract. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets, fixtures and fittings.

**Letting and Management:** We offer a comprehensive range of services for landlords. Please call **01628 816590** for further details.

**DRAFT DETAILS  
AWAITING CLIENTS APPROVAL**

Approximate Gross Internal Area  
140.5 sq m / 1,512 sq ft  
(Including Garage)



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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