



bonners & babingtons

Ellery Rise
Frieth

**Ellery Rise
Frieth
Buckinghamshire
RG9 6PE**

- **Tenure: Freehold**
- **Guide Price: £875,000**
- **Local Authority: WDC**
- **EPC Rating: TBC**
- **Council Tax Band: E**



Where do we start with this delightful home? The spacious living area? the large rear garden? the stunning views or the idyllic rural setting? All of this is available to you when you purchase this family property. Having been extended and remodelled by the current owners there is so much to enjoy about this property. On entering you are greeted by a spacious entrance hall with doors through to the living areas, cloakroom and stairs to first floor. Moving ahead through the doors you enter a fabulous living space consisting of a light and airy open plan kitchen / diner / living room with doors leading out on to the rear garden. The living area is a cosy space with log burner, the kitchen has an array of wall and base units with work surfaces, central island and integral appliances. Moving into the dining area there is room for a large family sized dining table, doors onto the garden and double doors through to the sitting room. The sitting room is a lovely sized snug with log burner and window to front aspect. Across the kitchen there is access to a laundry room with additional storage and plumbing for kitchen appliances.

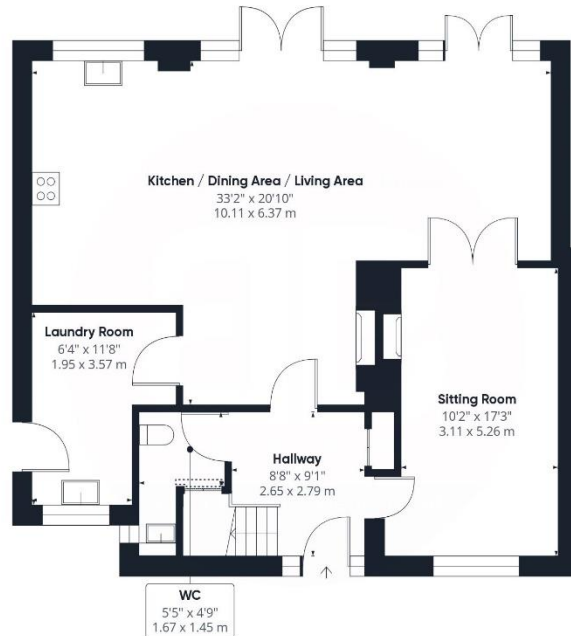
On the first floor you have four bedrooms featuring a larger than average master bedroom with en suite and Juliette balcony offering stunning view to the rear. There are two further bedrooms and a single / nursery / office room all accessed from a large and open landing and a family bathroom.

Outside there is a large rear garden with large garage / workshop, rear parking for a further two / three vehicles and an array of raised flower beds and seating areas. To the front there is ample parking for two to three cars. Situated on a pleasant and secluded lane a short walk from Frieth's local amenities you are also only a short drive from Marlow or Lane End.

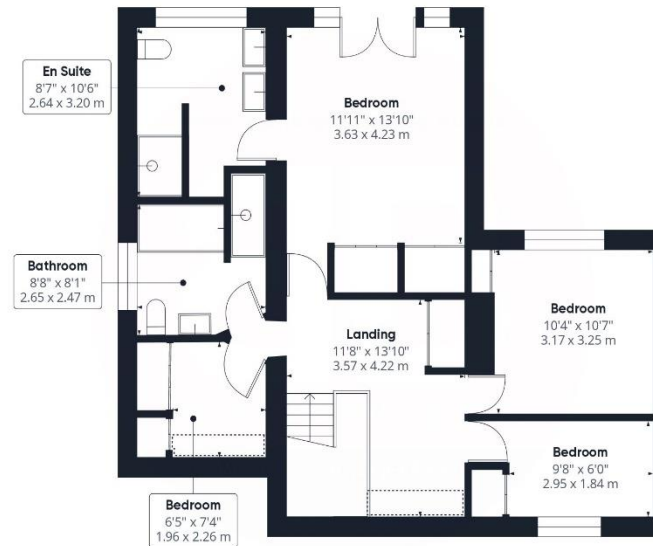
The quiet and quintessentially English village of Frieth lies within the parish of Hambledon, and is nestled within the rolling Chiltern Hills. The village benefits from a local church, village hall, combined C of E school, renovated country public house, children's playground and a variety of public footpaths and stunning rural views. There are excellent transport links to the M40 (junction 4 or 5), and the picturesque riverside towns of Marlow and Henley-on-Thames are only a short drive away.

**BONNERS & BABINGTONS offer -
Situating in a PLEASANT RURAL
LOCATION in the sought-after
village of FRIETH this EXTENDED
FOUR BEDROOM FAMILY HOME is
available with NO ONWARD
CHAIN. A rarely available property
benefitting from large rear garden,
off street parking and STUNNING
VIEWS to the rear.**





Ground Floor



Floor 1

Approximate total area⁽¹⁾

1699.74 ft²
157.91 m²

Reduced headroom

19.69 ft²
1.83 m²

(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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