









Guide Price £2,950,000 Freehold

MOUSELLS

Standing in an elevated position half a mile from the village of Fingest, Mousells is a beautifully presented Country House with stunning panoramic views. In addition to the main house, there is wonderful detached guest barn, oak framed garage block and swimming pool.

-  Open entrance hall
-  Drawing Room
-  Living Room
-  Dining Room
-  Kitchen
-  Cloak Room
-  5 Bedrooms
-  2 En Suite
-  Family Bathroom
-  Guest Barn
-  Garage
-  Gym
-  Swimming Pool

Beautiful Country House with stunning views of the Hambledon Valley

-  Henley 5.5 miles
-  Marlow 8.5 miles
-  Reading 12 miles
-  M40 (J5) 10 miles
-  M4 (J8/9) 26 miles
-  Heathrow 24.5 miles
- London 38





Mousells

Standing in an elevated position half a mile from the village of Fingest, Mousells is a beautifully presented Country House with stunning panoramic views of the Hambleden Valley. The main house has striking brick and flint elevations and the accommodation is beautifully presented and arranged to give all the principal rooms enjoyable views both up down the valley.

In addition to the main house, there is wonderful detached guest barn and an oak framed garage block with a full length room over.

The house is entered into a welcoming entrance hall with an open fire, from here all the rooms are accessed. The living room and panelled drawing room are at either end of the house offering alternate aspects of the wonderful landscape of the valley and rolling hills. The Living room has a wonderful open fireplace with views towards the village, whilst the drawing room steps out to a raised patio and has commanding views of the valley. The kitchen steps out to a separate patio area leading down to the pool and has a welcoming Aga oven. The kitchen leads through to the separate dining room. Also on this floor is the study and cloak room. The main stairs leads to the landing and there is a second stairs that leads up to the first floor and down to the lower ground floor domestic rooms and garaging.

On the first floor all the bedrooms enjoy stunning views. The Principal suite has a large bedroom, separate dressing room and en suite shower room. The main guest suite has a separate bedroom and bathroom, there are three other double bedrooms and family bathroom. The lower floor has a large integral double garage, utility room and store room.

The Barn

Standing in the corner of the lower garden, is the Barn. The main area is open plan with full height vaulted beamed ceilings, French doors to the front and rear with a large wood burning stove. There is a mezzanine sleeping area, shower room and a very stylish hand built kitchen with integrated appliances and wine fridge.

Situation - Fingest

Fingest is a picturesque village nestled in The Hambleden Valley which has The River Thames at one end and The Chiltern Hills at the other, designated and renowned as an Area of Outstanding Natural Beauty yet with within an hour of central London. The walking and riding in this area is incredible linking the neighbouring villages of Hambleden, Skirmett and Turville that make up the valley. Henley on Thames is about 6 miles away and Marlow about 8 miles. There are numerous renowned calendar events in the area including The Royal Regatta, Henley Festival of Arts and the Rewind Festival every summer, as well as a myriad of other country and river events all year round. There are some excellent schools including Wycombe Abbey, Radley, The Oratory, Moulsoford, and Cranford House. There is Golf at Huntercombe, Harleyford and Henley.





Gardens and Grounds

Mousells has two separate driveway entrances with security entry, the main driveway sweeps up to the house, past the garage building to a large parking area at the formal entrance. There is secondary entrance that pulls into a generous parking area with hard standing in front of the integral garage and access to the barn. The gardens and grounds are a particularly striking feature of the property. The house sit centrally in the grounds, with beautifully laid out gardens arranged in zones for all year colour and different areas to sit and enjoy the natural beauty of the surrounding area as well as interesting feature planting, wild flowers and sweeping lawns, there are hidden paths, a lavender path, and a lovely pond with a "Breeze House".

A more recent addition is an attractive oak framed garage building, which has three separate bays, with tiled floors, power and is fully insulated. The first bay also has a w/c and kitchenette. Above the garaging is a full length room for additional accommodation or gym.

Directions

From London, take the M40 N and exit at J5 onto Ibstone Road towards the village of Ibstone. Passing through Ibstone, the cricket club is on your right, continue straight and as you leave the village you will pass a C of E Primary School on the left, continue and the lane will drop down the hill passing Cobstone Mill Windmill on the right. At the crossroads turn right into Fingest, continue through the village passing the Church on the left and The Chequers pub on the right, after ½ a mile Mousells can be found on the right.

Services

Mains services: Electricity / water / Oil-Fired central heating, private drainage.
 Council Tax: Buckinghamshire Council - Band: H
 Mousells EPC Rating: E | The Barn, EPC rating, G

Viewings

Viewing by prior appointment with Robinson Sherston Henley office

Tel: **01491 411911**

Email: **henley@robinsonsherston.co.uk**

Sales Disclaimer

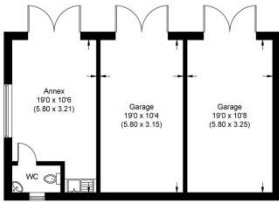
IMPORTANT NOTICE: *Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or that any services, appliances, equipment, or facilities are in good working order. Measurements and distances referred to are given as a guide only whilst descriptions of the property are subjective and are used in good faith as an opinion and not as a statement of fact. Purchasers must satisfy themselves by inspection or otherwise on such matters prior to purchase.*

Approximate Gross Internal Area 309.69 sq m / 3333 sq ft

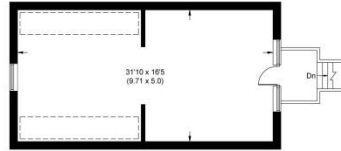
Outbuildings Area 106.77 sq m / 1149 sq ft

Garages Area 121.66 sq m / 1310 sq ft

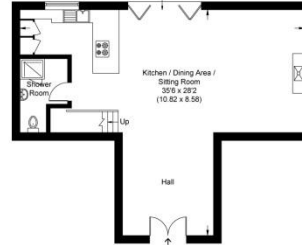
Total Area 538.12 sq m / 5792 sq ft



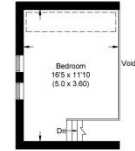
Garage Ground Floor



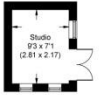
Garage First Floor



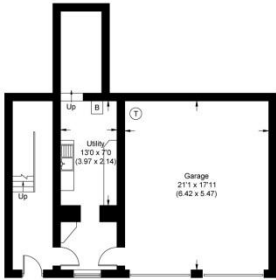
Ground Floor



First Floor



Studio



Lower Ground Floor



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		68 D
39-54	E	49 E	
21-38	F		
1-20	G		