

**Approximate Gross Internal Area 1776 sq ft - 165 sq m**

Ground Floor Area 896 sq ft – 83 sq m

First Floor Area 560 sq ft – 52 sq m

Outbuilding Area 320 sq ft – 30 sq m



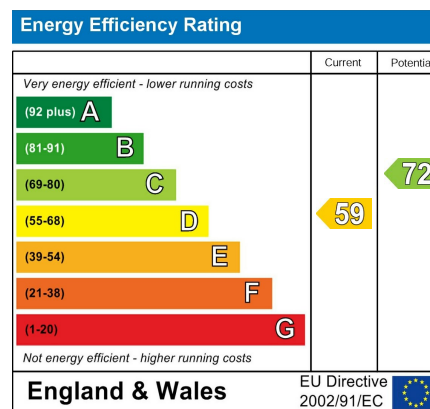
**Per Month  
£2,950 Per Month**

## Copville, Fingest

A beautifully presented character house in the charming village of Fingest, with views over the surrounding countryside

- Detached village house
- Immaculately presented
- Views over countryside
- South-Westerly garden
- Quiet location
- EPC: D

A 2 bedroom detached house, in the lovely village of Fingest



- Henley-on-Thames 7 miles
- Marlow 6 miles
- M40 (J5) 4 miles
- High Wycombe 7 miles
- London 37 miles
- Heathrow Airport 31 miles





## Copville

With lovely views over the countryside, Copville is a bright and sunny house, decorated with great charm and style. Having origins in the 1920s, there are high ceilings, two wood burning stoves, and a fine breakfast/dining room with doors to the garden.

The oak and glass porch leads into the entrance hall with wooden floor and into the two sitting rooms, both with woodburning stoves and decorated in a charming, cosy style with bookcases and original picture rails. The kitchen is well-fitted with blue/green painted units with contrasting larder cabinet. There is a range cooker and an integrated dishwasher. The breakfast room has large windows looking over the garden and a door to the terrace. The utility room has plumbing for washing machine and tumble dryer and there is a downstairs cloakroom.

Upstairs, there are two generous bedrooms as well as a beautifully fitted family bathroom with claw-footed stand alone bath.

## Outside

The front of Copville has been thoughtfully landscaped with a resin drive with parking for 3/4 cars. Two areas of lawn lie either side of the central path, edged with lavender for a fragrant approach and with a topiary yew tree. Timber gates secure the rear garden and a path leads round to a further parking area and to the South-West facing rear garden. This has a level area of lawn, with mature flower borders, a stylish kitchen garden and shrubs for privacy and seclusion.

At the end of the garden is a wonderful paved terrace, well-loved as a spot for entertaining or relaxing whilst enjoying the views across the adjoining fields and to the hills beyond. There is a useful garden cabin with over 320 sq ft of space. Currently used as a storage workshop and gym.

## Location

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. There is a local pub, The Chequers, in the village and superb walking and riding in the area linking the neighbouring villages of Hambleden, Skirmett and Turville which 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, Sir William Borlase, Radley, The Oratory, Moulsoford, and Cranford House.

## Services

Mains water and electricity. Oil fired central heating. Private drainage. Air Conditioning (stc)  
EPC Rating: D  
Wycombe District Council, Tax Band F.



## Availability

Available from 1st March 2025  
Unfurnished  
Minimum tenancy 12 months

## Client Money Protection

Client Money Protection:  
We are members of the Money Shield Client Money Protection Scheme.  
Membership Number: 74683560  
Redress Scheme:  
We are members of The Property Ombudsman Redress Scheme.

## Directions

Post code: RG9 6TH What3words: ///connected.goat.onlookers

## Viewings

Viewing by prior appointment with Robinson Sherston Henley office.

Tel: 01491 411911

Email: [henley@robinsonsherston.co.uk](mailto: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.*