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ESTATE AGENTS

Fox Country Inn Ibstone Road, Ibstone, High Wycombe, Buckinghamshire, HP14 3XT

**Offers in the region of - £1,500,000**



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An opportunity to acquire this 18th Century Georgian property, situated among residential properties in the Village/Civil Parish of Wycombe district. The property is easily accessible from the M40 motorway and offers generous parking for guests.

## Description

Ibstone is a village and civil parish within Wycombe district in Buckinghamshire, England. It is in the Chiltern Hills on the border with Oxfordshire, about two miles south of Stokenchurch. The village name is Anglo Saxon in origin and means 'Hibba's boundary stone', referring to the boundary with Oxfordshire.

Divided over two floors, the building offers a substantial pub and restaurant, with internal access to the 18 bedroom hotel and access to the rear garden area, with seating.

The property and its land offer potential for residential development subject to planning permission.



# Floor Plans

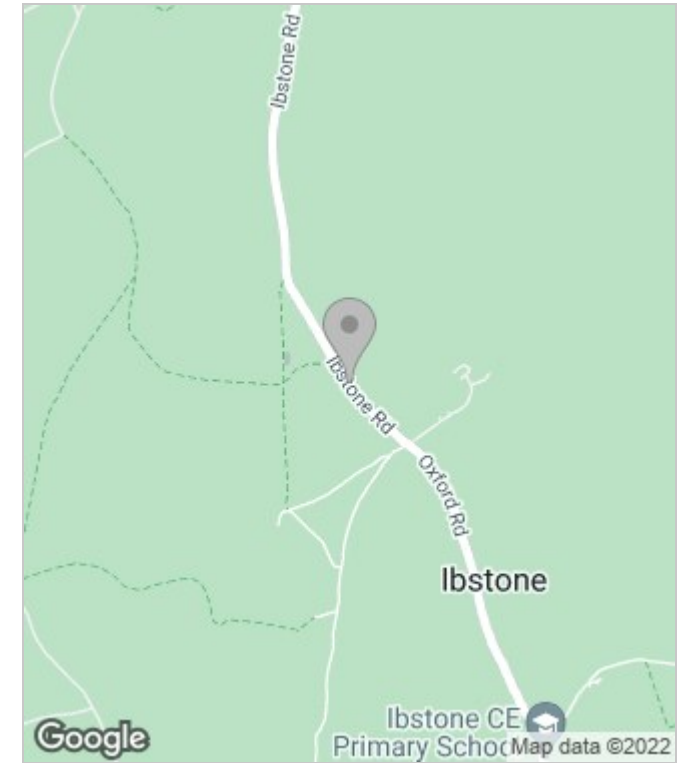
Approximate Gross Internal Area = 7819 sq m / 726.4 sq ft  
 Store = 46 sq m / 4.3 sq ft  
 Total = 7865 sq m / 730.7 sq ft



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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# Area Map



# Energy Performance Graph

