



bonners & babingtons

Church Path
Lane End



Church Path
Lane End
Buckinghamshire
HP14 3HE

- Tenure: Freehold
- Guide price: £375,000
- Local Authority: WDC
- Council Tax Band: D
- EPC Rating: TBC



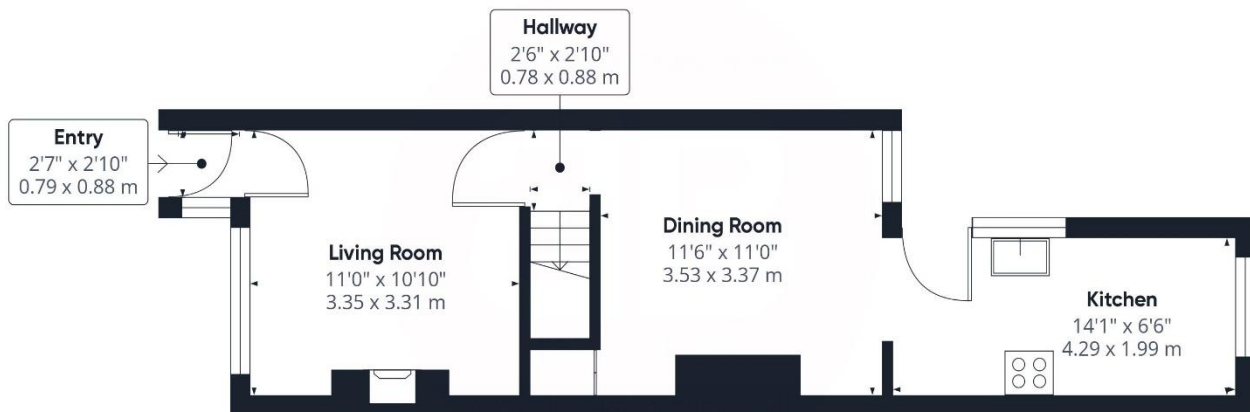
A typical picture box cottage situated in a secluded rural location very close to Lane End Village centre. On entering the property you are greeted with a cosy living room with open fire place housing a log burning stove, window to front aspect, door through to dining room and stairs to first floor. Moving through to the dining room you will see another open fireplace, window to rear, understairs storage cupboard and stripped wooden flooring. Entering the kitchen there is an array of base and wall mounted cupboards, wooden work surfaces, intergrated appliances and door to rear.

On the first floor there are two double bedrooms and a family bathroom, the main bedroom is situated at the front of the property with views over the common, the second bedroom is situated at the back of the property with views over the garden. The bathroom has a refitted white suite and window to rear. Outside there is a low maintenance rear garden with mature shrubs and a summer house which could easily be used as a home office with power and lighting. To the front there is small gated garden and residents parking.

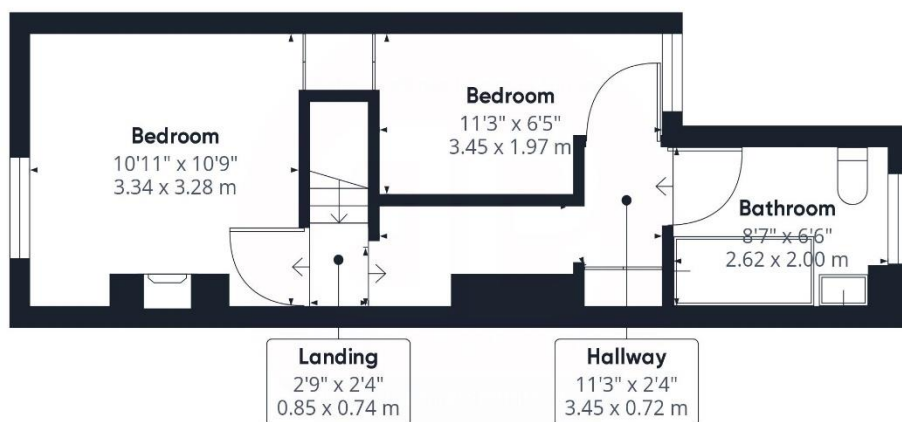
Standing high in the Chiltern Hills between Henley and Marlow is the popular village of Lane End. Local amenities and the village primary school are all within walking distance providing for day to day needs and the property is within a short walk of several delightful walks across surrounding Chiltern countryside, many leading to popular pubs and restaurants. The larger towns of Marlow, High Wycombe and Maidenhead are readily accessible offering excellent shopping, sporting, and social facilities as well as schools for children of all ages. Each has a railway station, Marlow serving Paddington via Maidenhead which connect to Crossrail and High Wycombe to Marylebone. The M40 motorway is a short drive at Handy Cross (J4) or Stokenchurch (J5).

BONNERS & BABINGTONS offer -
Situated in a secluded rural
location close to Lane End Village
centre this delightful two bedroom
character cottage benefits from
parking, garden, summer house
and no onward chain. Viewings
highly recommended.

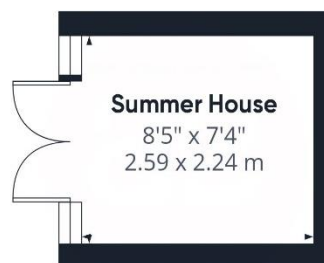




Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

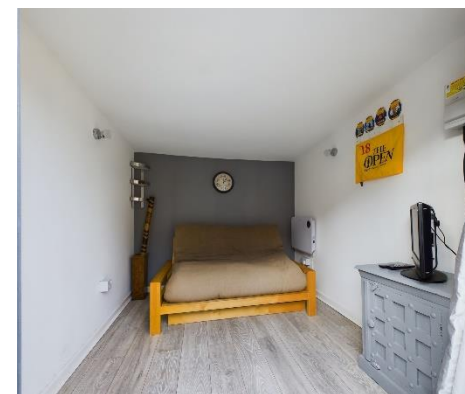


Approximate total area[†]
729.92 ft²
67.81 m²

Excluding balconies and terraces

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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