



bonners & babingtons

High Street
Lane End

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Lane End
Buckinghamshire
HP14 3JF

- Tenure: Freehold
- Guide price: OIEO £300,000
- Local Authority: WDC
- Council Tax Band: C
- EPC Rating: C



Situated in the heart of the popular village of Lane End this delightful character cottage is highly recommended for an internal inspection. Having been lovingly refurbished by the current owners this property is ready to move into. On entering the property you are greeted with a cosy living room with stairs to first floor, open fireplace with log burning stove and door through to the kitchen. The kitchen has a range of refitted units with work surfaces, intergrated appliances including induction hob and oven. There is a door from the kitchen leading to a small and secluded courtyard garden with shed housing the washing machine and dryer.

On the first floor there is a good sized double bedroom with built-in wardrobes, a smaller nursery room / home office and a refitted shower room.

This property is an ideal opportunity for a first time buyer who does not want to purchase a leasehold apartment and wants something oozing with charm and character. With local shops and amenities right on your doorstep you are also very close to countryside and woodland walks.

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).

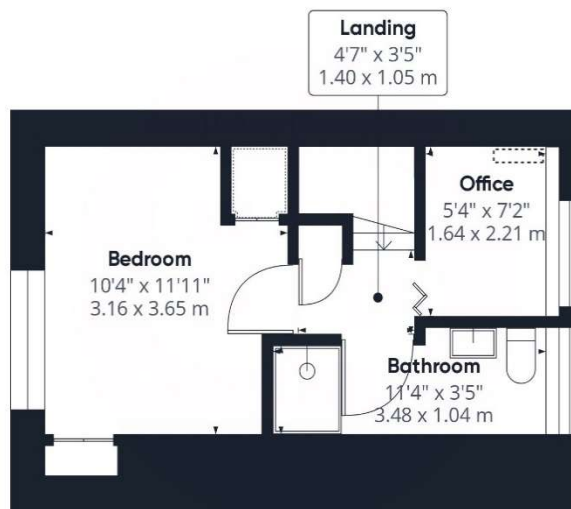
ATTENTION FIRST TIME BUYERS!!

This delightful cottage is an ideal alternative to an apartment and has been completely refurbished by the current owners to create an ideal first freehold home! Situated in the heart of Lane End Village viewing is a must!





Ground Floor



Floor 1



Approximate total area⁽¹⁾

469.91 ft²

43.66 m²

Reduced headroom

1.2 ft²

0.11 m²

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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