



HUNT & NASH
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201 Wycombe Lane, Wooburn Green Buckinghamshire HP10 0HS

**SEMI DETACHED CHARACTER COTTAGE: SITTING ROOM WITH QUARRY TILED FLOOR
INGLENOOK FIREPLACE WITH WOOD BURNING STOVE
DOUBLE ASPECT KITCHEN/BREAKFAST ROOM: THREE BEDROOMS
GROUND FLOOR BATHROOM: ATTRACTIVE PERIOD FEATURES: EXPOSED BEAMS
DELIGHTFUL 47' REAR GARDEN: PARKING AVAILABLE
EPC RATING D**



Dating back to 1793, this attractive double-fronted semi-detached cottage has in recent years been sympathetically updated by the current owners, with a keen eye for detail, and retains much of its charm and character.

The spacious lounge benefits from original quarry tiled flooring, exposed timber beams, and a large inglenook fireplace housing an attractive wood burning stove. The kitchen enjoys exposed beams, has a double aspect with plenty of natural light, and has space for a large dining table.

Completing the ground floor accommodation is a refitted traditional style bathroom, utility area with newly installed gas fired combi-boiler, and stable door to the rear garden. The windows & radiators throughout the property have also recently been replaced.

On the first floor, there are three bedrooms, two with original exposed beams, and access to an extensive loft. The master bedroom is of particularly good size, with an inviting cast iron fireplace as its focal point.

From the road, the property is elevated and has parking for two cars. The property is approached via a wooden gate and picket fence into a cottage-style front garden and central path to the front door, covered by a storm porch. Side access leads to the well-maintained rear garden that enjoys a perfect southwesterly aspect and extends to 47 feet in length. There is a patio for al-fresco dining, a good-sized garden shed and a log store.

Wooburn Green is a popular village with thriving shops, restaurants, pubs and excellent schools. It is about 2 miles from Beaconsfield rail station, with direct access to London Marylebone, and 2 miles from Bourne End rail station, which links via Maidenhead to London Paddington. The village is situated between Marlow, Beaconsfield and High Wycombe with good access to both the M4 & M40.

There are various sporting facilities locally including golf at Flackwell Heath and Stoke Park, sailing at Upper Thames Sailing Club and Cookham Reach, and racing at Ascot and Windsor.

Travel time by Rail (from Bourne End Station) Marlow - 8 mins | Reading - 32 mins | London Paddington - 1hr

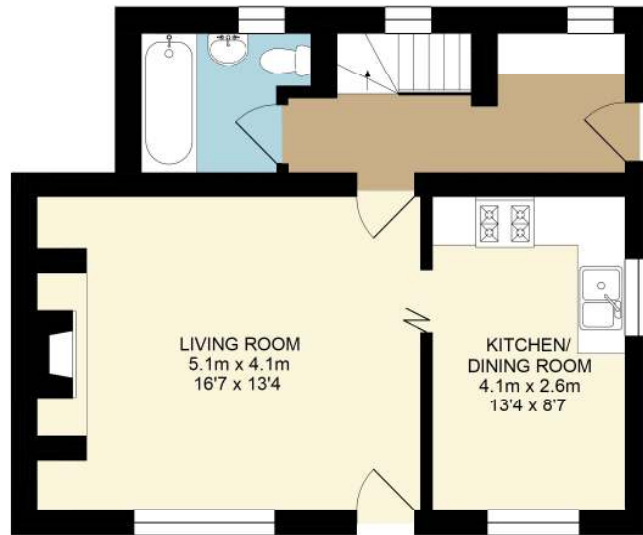
GUIDE PRICE . . . £499,950 . . . FREEHOLD

The property will be sold subject to, and with all wayleaves, easements and rights of way, whether mentioned in these particulars or not.

Viewing By Appointment
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TOTAL APPROX. FLOOR AREA 82.2 SQ.M. (885 SQ.FT.)
 All measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such. Not to scale.



GROUND FLOOR



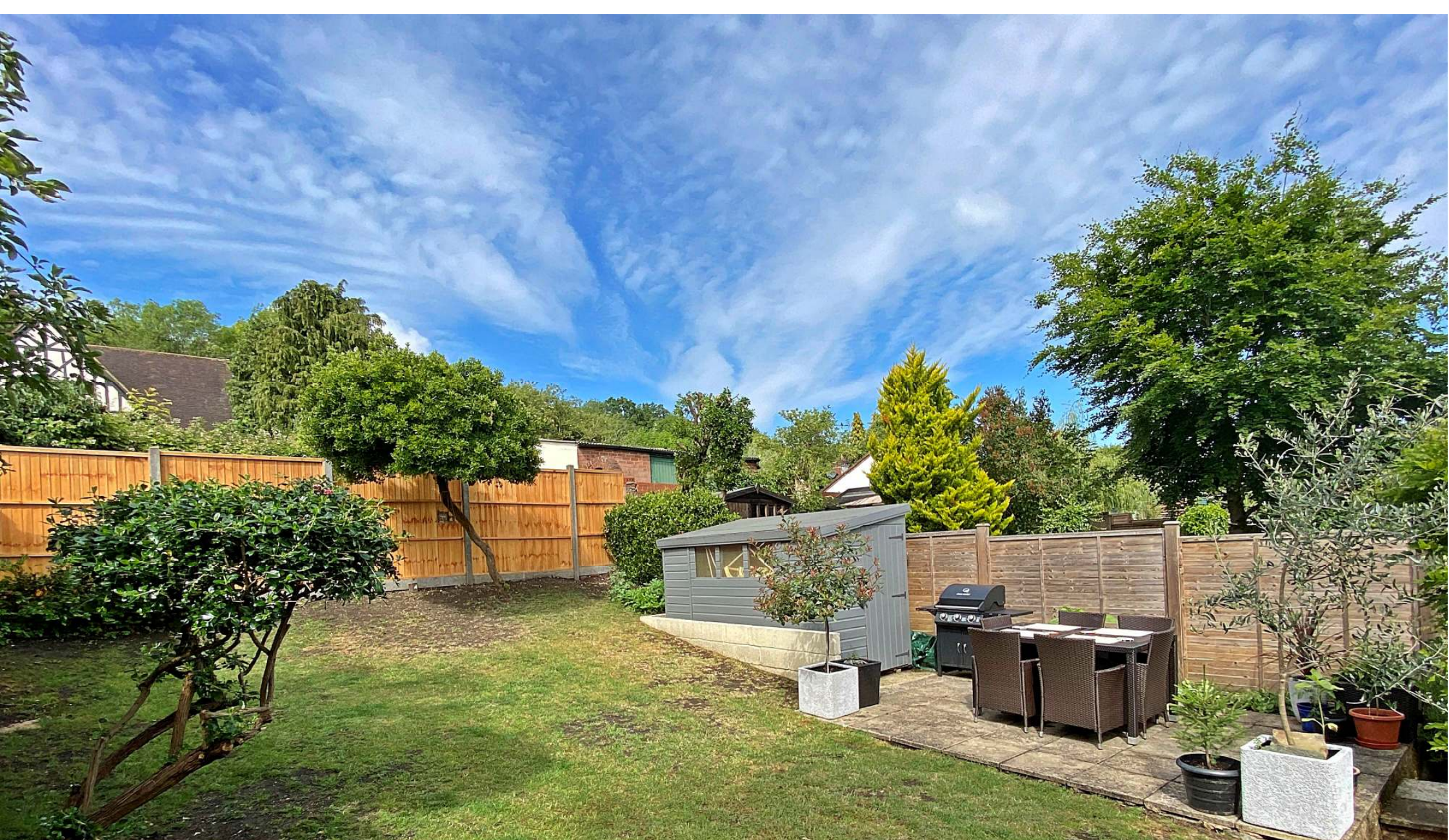
FIRST FLOOR

HMRC Anti Money Laundering

Anti Money Laundering Regulations require all purchasers to produce valid identification documentation before receiving a contract to purchase.

Any personal data collected by Hunt & Nash will only be used for the purposes of preventing money laundering and terrorist funding and further information is available on request as required under Article 13 of the GDPR





Note: These particulars are produced in good faith, having been prepared as a general guide. Hunt & Nash give notice that they do not constitute any part of a contract. We have not carried out a survey, nor tested the services, appliances and specific fittings if any. Room sizes should not be relied on for carpets and furnishings

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