



The Harriers, Old Moor Lane, Wooburn Moor Buckinghamshire HP10 0NA

**CHARMING SEMI DETACHED CHARACTER COTTAGE: CONSERVATION AREA
THREE BEDROOMS: TWO RECEPTION ROOMS: FIRST FLOOR BATHROOM: CLOAKROOM
SITTING ROOM WITH ATTRACTIVE FIREPLACE: SEPARATE DINING ROOM
SPACIOUS KITCHEN WITH UTILITY AREA: DELIGHTFUL PRIVATE REAR GARDEN
LOTS OF CHARACTER: OFF ROAD PARKING: NO ONWARD CHAIN
EPC RATING E**



A former inn, this cottage is located in the heart of this highly sought-after conservation area surrounded by other beautiful homes of a similar age and is conveniently placed for all local amenities and transport links including the M40 at J3 and Beaconsfield train station (2.7 miles).

On the ground floor there are two reception rooms, including a sitting room with an attractive open fireplace and a separate dining room with stairs rising up to the first floor. There is a wealth of exposed beams throughout the property. Leading off the sitting room is a spacious kitchen fitted with a range of units above and below fitted work tops, under counter dishwasher and washing machine, space for a new range style cooker and a butler style enamel sink. There is a cloakroom with wash basin and WC and French doors leading out to the rear garden.

On the first floor there are three double bedrooms with generous ceiling heights and a re fitted bathroom comprising of a modern white suite.

A particular feature of this delightful cottage is the beautiful terraced rear garden that affords plenty of privacy with mature well stocked flower and shrub borders, two separate paved patio areas and a large garden shed. There is gated access to the front of the property that benefits from off road parking and a small front garden with a pretty white picket fence.

Within a mile is Wooburn Green, a popular village with thriving shops, restaurants, pubs and excellent schools. The village is situated between Marlow, Beaconsfield and High Wycombe with good access to both the M4 & M40. Beaconsfield station is also within 3 miles offering a swift efficient service to London Marylebone via Chiltern Railways., and 2 miles away is Bourne End rail station linking via Maidenhead to London Paddington with Great Western Railways.

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

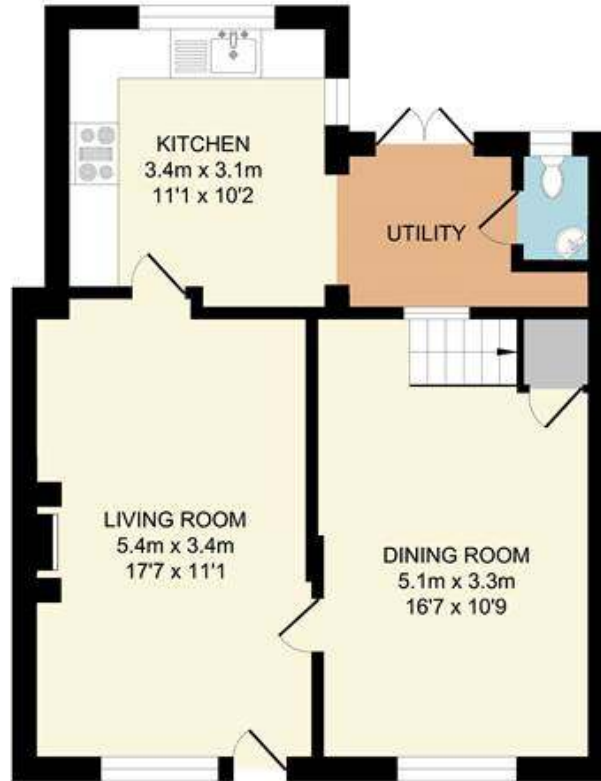
GUIDE PRICE . . . £599,950 . . . FREEHOLD

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

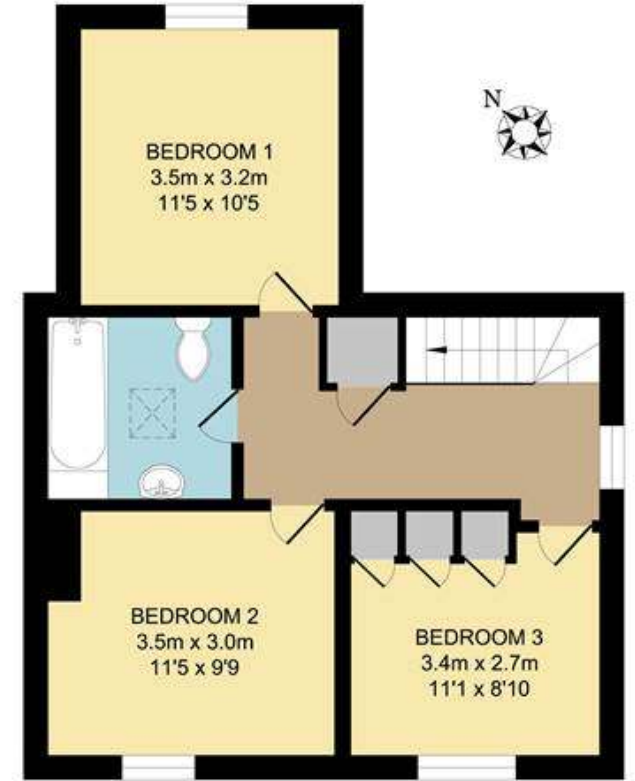
Viewing By Appointment
Tel: 01628 522568
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TOTAL APPROX. FLOOR AREA 96.0 SQ.M. (1033 SQ.FT.)
 All measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such. Not to scale. www.huntandnash.co.uk



GROUND FLOOR



FIRST FLOOR





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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