



HUNT & NASH
FOR SALE
01528 522586

HUNT & NASH
Est. 1938 www.huntandnash.co.uk

The School House, Wooburn Town Buckinghamshire HP10 0PW

**DETACHED GRADE II LISTED 17th CENTURY PROPERTY
SOUGHT AFTER CONSERVATION AREA: THREE BEDROOMS
TWO RECEPTION ROOMS: KITCHEN: DELIGHTFUL REAR GARDEN
DETACHED GARAGE: CLOSE TO WOOBURN PARK
ST PAUL'S SCHOOL CATCHMENT: NO ONWARD CHAIN**



Description

An attractive Grade II Listed detached 17th Century timber-framed home that was re fronted in 1851 with brick and flint and sits in the heart of this sought after conservation area, opposite St Paul's Church.

Now in need of updating throughout but representing a wonderful opportunity to create a stunning home, The School House is just one of six Listed Buildings in this area and is the former school house for The Old School on Town Lane.

Throughout the cottage is a wealth of exposed timber beams and vaulted first floor ceilings. There are two reception rooms with an attractive fireplace in the sitting room and a double aspect kitchen/breakfast room.

The master bedroom is double fronted and of a generous size and it should be noted that access to bedroom 3 is currently through bedroom 2.

Completing the accommodation is a bathroom comprising of a white suite.

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

Outside

Wooburn Town is a small village on the east bank of The River Wye and is focused around the medieval Church of St Paul (c.1180) and it's churchyard.

To the rear of the School House is a lovely, well maintained garden that is stocked with a variety of mature shrubs and plants and affords a great deal of privacy.

To the left hand side of the property is Old Vicarage Way that leads to a handful of properties and provides vehicular access to a detached garage that is also accessed from the rear garden and conveyed with the property.

Wooburn Green is a popular village with thriving shops, restaurants, pubs and excellent schools about 2 miles from Bourne End rail station linking 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 and opportunities locally including golf at Stoke Park, Sailing at Upper Thames Sailing Club and Cookham Reach plus Racing at Ascot and Windsor.

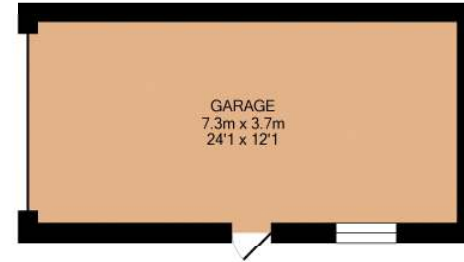
GUIDE PRICE . . . £499,950 . . . FREEHOLD

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
Tel: 01628 522568
Email: bourneend@huntandnash.co.uk



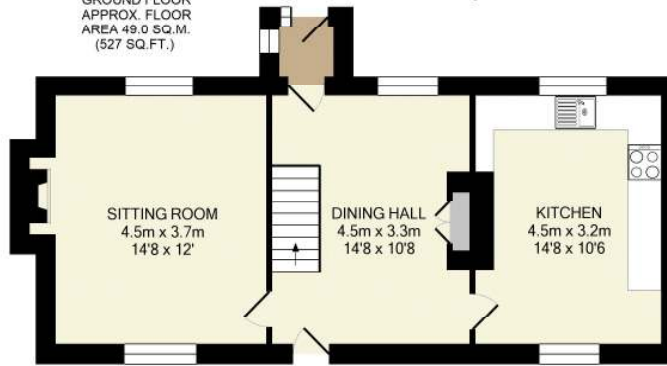
TOTAL APPROX. FLOOR AREA 123.5 SQ.M. (1329 SQ.FT.)
 All measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only. Not to scale.
 Produced for Hunt and Nash Estate Agents.



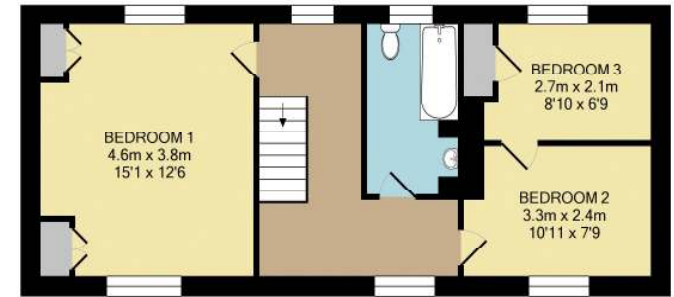
GARAGE
 APPROX. FLOOR
 AREA 27.0 SQ.M.
 (291 SQ.FT.)



GROUND FLOOR
 APPROX. FLOOR
 AREA 49.0 SQ.M.
 (527 SQ.FT.)



FIRST FLOOR
 APPROX. FLOOR
 AREA 47.5 SQ.M.
 (511 SQ.FT.)



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

HUNT & NASH
Est. 1938 www.huntandnash.co.uk

naea
propertymark
PROTECTED

ESTATE AGENTS BLOCK MANAGEMENT
RESIDENTIAL LETTINGS & MANAGEMENT

 **OnTheMarket**.com