



bonners & babingtons

Wooburn Town
Wooburn

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Wooburn
Buckinghamshire
HP10 0PW

-
- Tenure: Freehold
 - Guide Price: OIEO £900,000
 - Local Authority: BCC
 - EPC Rating: N/A
 - Listing: Grade II
 - Council Tax Band: G



If you are looking for that "one off" Grade II listed character cottage in a pleasant village location then look no further than Old Bakery Cottage! Originally two separate cottages this property has been altered over the decades and now is a really good sized home oozing charm & character. The ground floor accommodation is quite spacious with three separate reception rooms, breakfast kitchen and cloakroom. The first floor can be accessed by two different staircases (from the original layout) and has four bedrooms, a "Jack & Jill" family bathroom and additional shower room. The quirky layout of this property is indicative of properties of this type and fans of character properties would love to live in a property like this. To the outside there is a established enclosed garden which is mainly laid to lawn but has lovely flower bed borders with mature trees and shrubs. At the end of the garden there is a brick built store ideal for the storage of garden maintenance tools and machinery as well a storage for items not suitable for the house. The property is situated in a quiet lane only a few yards from Wooburn Park which is a lovely open recreation ground ideal for families with children. With Wooburn Green only a short ten minute walk and Bourne End a 5 minute drive this property is well situated for access to major towns and access to M40 within a ten minute drive.

Wooburn Green is well served by a number of reputable public houses, coffee shop and restaurants. Established country walks, a local fitness and tennis club are all within easy reach. Marlow is a short drive away and provides superb high street shopping, stylish boutiques, an excellent selection of restaurants and public houses and superb walks along the River Thames. Local schooling is held in high regard and there is an excellent range of schools both state and private.

The popular market towns of Beaconsfield (approx 2.5 miles) and High Wycombe (approx 4.5 miles) offer a wide range of facilities along with direct access to London Marylebone (Beaconsfield from 22 minutes). Bourne End railway station (approx 2 miles) also provides rail links into London Paddington. There are excellent road links into London, M25 and Heathrow via the M40 at Junctions 2 and 3.

BONNERS & BABINGTONS offer - A stunning 19th Century four bedroom cottage situated in a pleasant & secluded location a short distance from Wooburn Green. Originally two separate cottages this property has been moulded over the years to create a fabulous character home.





Approximate total area⁽¹⁾

1604.17 ft²
149.03 m²

Reduced headroom

9.67 ft²
0.9 m²

(1) Excluding balconies and terraces

Reduced headroom

----- Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



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