



Henley Road
Menmenham

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bonners & babingtons

Please mind your head



BONNERS & BABINGTONS offer - A rare opportunity to acquire this stunning Grade II listed detached cottage which is currently being used as a Bed & Breakfast with six ensuite rooms. Originally the accommodation for The Dog & Badger Public House this property is now available as a stand alone property.

Marlow 3.5 miles, Henley 3 miles.

Gillmans Cottage, Henley Road, Marlow, Buckinghamshire, SL7 2HE

Guide Price: £1,500,000

- Grade II Listed Cottage
- Six En Suite Rooms
- Recently used as B&B Accommodation for The Dog & Badger Public House
- State of the Art Technology Throughout
- Large Grounds to the Rear
- Can be converted back to a single Dwelling (STPP)
- No Chain
- Fantastic Income Potential
- Semi Rural Location
- Stunning Decor



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Description

A simply stunning opportunity to secure this "one-off" Grade II listed detached house situated in a pleasant rural location between Marlow & Henley. Recently used as bed & breakfast accommodation for The Dog & Badger Public House this fantastically refurbished property now has six independent en suite rooms with state of the art lighting and decor. The options are pretty limitless with this property, you could keep the current layout and have superb income potential as a B&B or you could convert back to a single dwelling (STPP) and enjoy the fabulous rural surroundings in your unique home. With a large garden to the rear and parking this property could provide you with your forever home in an idyllic rural location with Henley and Marlow only a short ten minute drive either way. Medmenham is also ideal for riverside walks, in this case a short walk down Ferry Lane will bring you to the riverside with open fields and countryside all available to you.

Medmenham is a village and civil parish in the Wycombe district of Buckinghamshire, England. It is on the River Thames, 3.5 miles southwest of Marlow and 3 miles east of Henley-on-Thames. A semi rural location with a 12th Century Abbey which was the original location for the "Hellfire Club". The village is also in Danesfield School, Sir William Borlase and Great Marlow School Catchments.

Tenure

Freehold

EPC Rating

E

Local Authority

Buckinghamshire Council

Post Code

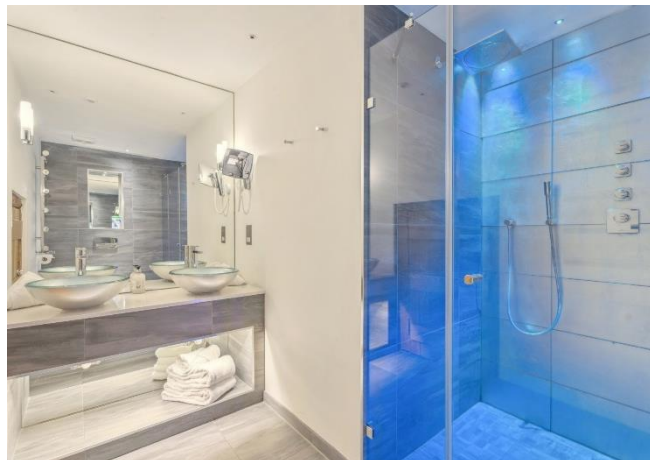
SL7 2HE

Viewing

Strictly by appointment with Bonners & Babingtons

Fixtures and Fittings

To be confirmed





Important Notice

Bonnors & Babingtons, their clients and any joint agents give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

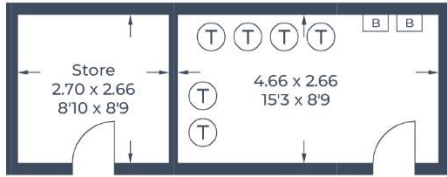
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Bonnors & Babingtons have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.



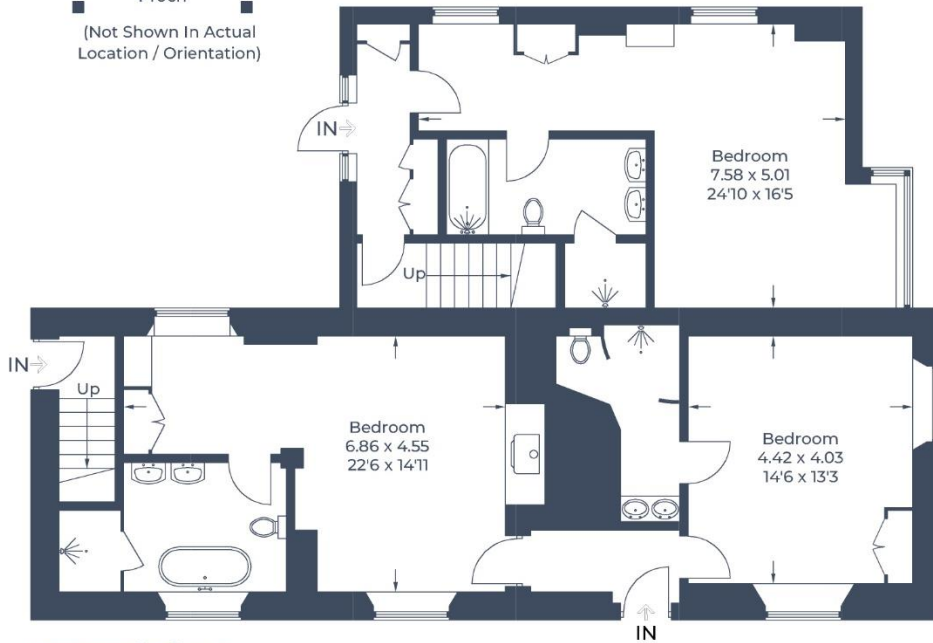
Approximate Gross Internal Area
 Ground Floor = 120.1 sq m / 1,293 sq ft
 First Floor = 109.6 sq m / 1,180 sq ft
 Outbuildings = 26.6 sq m / 286 sq ft
 Total = 256.3 sq m / 2,759 sq ft
 (Excluding Void)



Proch
 (Not Shown In Actual Location / Orientation)

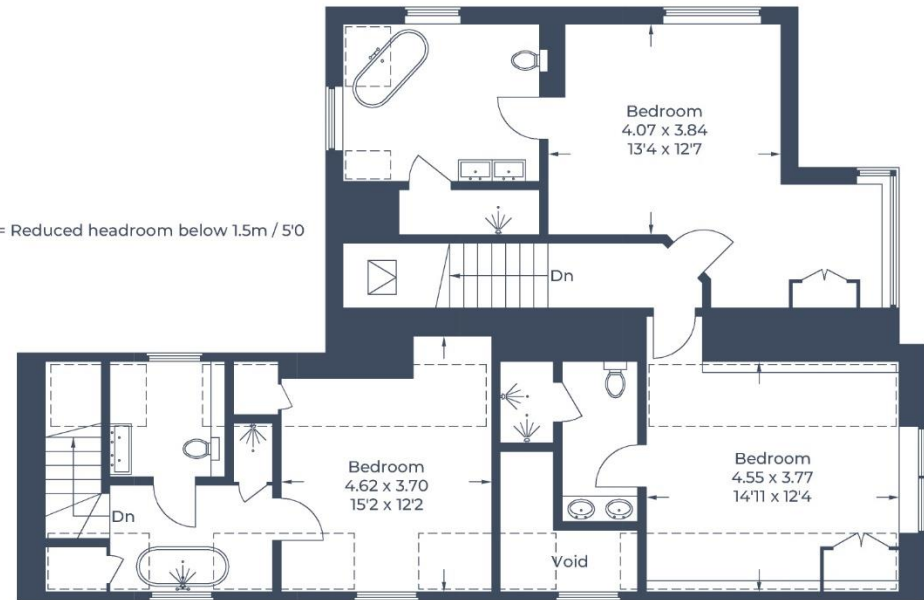


(Not Shown In Actual Location / Orientation)



Ground Floor

= Reduced headroom below 1.5m / 5'0



First Floor

Illustration for identification purposes only,
 measurements are approximate, not to scale.

