



Bullocks Farm Lane
Wheeler End

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Warith House has been in the same family for over 20 years and has been a much loved family home which has been extended and renovated to the highest standards throughout, whilst retaining many of the original features but with a contemporary finish. Situated on a substantial plot in the countryside hamlet of Wheeler End on the common is this 4 bedroom detached family home providing character features and flexible accommodation including a self contained annexe and studio apartment!

Warith House, Bullocks Farm Lane, Wheeler End, High Wycombe, Buckinghamshire, HP14 3NJ

Offers In Excess Of £900,000

High Wycombe 5.3 miles, Marlow 4.9 miles, Oxford 27.0 miles, Heathrow 24.7 miles, London 37.3 miles

- Stunning Family Home
- One Bedroom Self Contained Annexe
- Southeast Facing Rear Gardens
- Four Bedrooms
- One Bedroom Studio Apartment
- Ample Courtyard Parking
- Substantial Plot, Just Below 1 Acre of Grounds
- Gorgeous Interior Throughout
- Flexible Accommodation



1 Karenza, Wycombe Road, Stokenchurch, Bucks, HP14 3DA

01494 485560

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Location

Wheeler End

The property is situated within a stone's throw of The Chequers Inn pub and Sunshine Montessori Nursery. The hamlet of Wheeler End dates back to Anglo Saxon times and is made up mainly of a collection of terraced houses and free standing properties surrounding the village common. The hamlet is located close to the A40 between West Wycombe and Stokenchurch, north of High Wycombe and the market town of Marlow. The hamlet is surrounded by arable land belonging to the West Wycombe Estate of Sir Edward Dashwood. The M40 can be accessed at Stokenchurch (J5) and the mainline trains at High Wycombe station can reach central London in 35 minutes.



Description

The property is beautifully presented throughout with a fabulous blend of period features and stylish contemporary interior, it is a real joy of a property and is an amazing opportunity for that buyer looking for something slightly different! The property in brief comprises a generous entrance hallway with a storage cupboard ideal for shoes & coats, a spacious living/dining room which is dual aspect meaning it is flooded with natural light and boasts a feature fireplace with wood burning stove. The kitchen is beautifully appointed with ample eye and waist level storage with fitted appliances, a wrap around breakfast bar and boasts a large pantry under the stairs. The kitchen flows through to the breakfast room with ample space for a table where you can enjoy a warm coffee. In addition, there is a separate utility room and downstairs toilet.

This fantastic home also benefits from a large, one bedroom self contained annexe which is highly versatile depending on the purchasers requirements. It has many uses that include, housing elderly relatives or an ideal 'teenagers den'. The private accommodation includes, separate access, a large open plan kitchen/living room with vaulted ceilings, double bedroom, modern bathroom with a walk in shower. There is a private courtyard garden alongside the annexe with patio creating a great family space without the upkeep of grass also offering a storage shed.

The detached barn has been converted to the first floor to create a studio apartment including a kitchen and bathroom, the ground floor is large enough to store 3+ cars.

Upstairs

There are four bedrooms, 2 double bedrooms and 2 further single bedrooms, all with space for storage. The principle bedroom boasts a large bay window and built in wardrobes. The modern family bathroom offers a bath with an overhead shower, vanity sink and a heated towel rail.

Outside

A shared gravelled driveway leading to courtyard parking for multiple cars, following down a private track. The garden is a real feature of the property, offering an excellent degree of privacy throughout. To the front of the property, there is a large wrap around garden which is mainly laid to lawn with mature hedging and trees creating all round privacy, boasting a sociable patio area with a pergola. To the rear, there is a sunny south east facing garden mainly laid to lawn with a patio area creating the ideal space for a BBQ in the summer months. There is a versatile detached out building to the rear of the garden, perfect for storage or indulging in hobbies.

Other notable features include : Oil central heating, Just under 1 acre of land.





Tenure
Freehold

EPC Rating
TBC

Local Authority
Buckinghamshire County Council

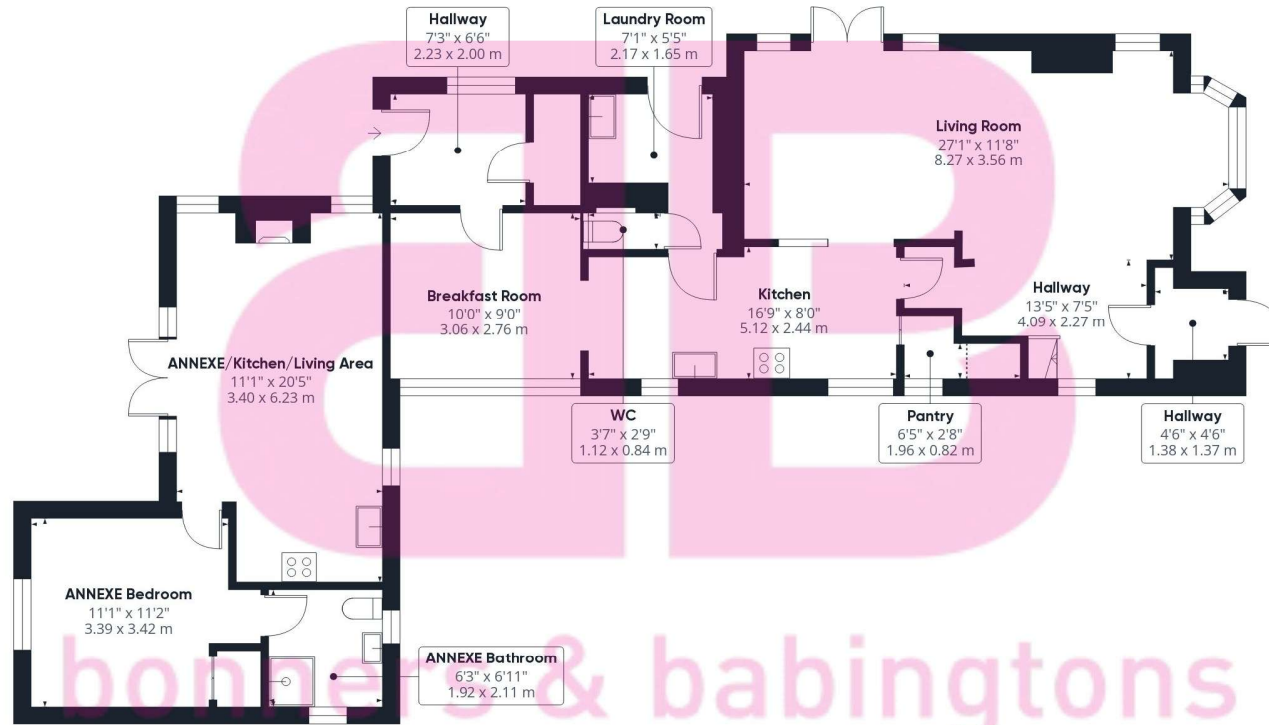
Viewing
Strictly by appointment with Bonners & Babingtons

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Ground Floor Building 1

Approximate total area⁽¹⁾

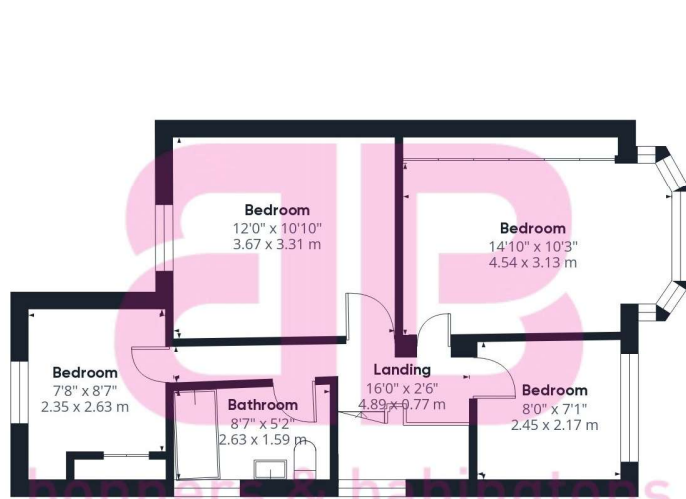
2639.74 ft²

245.24 m²

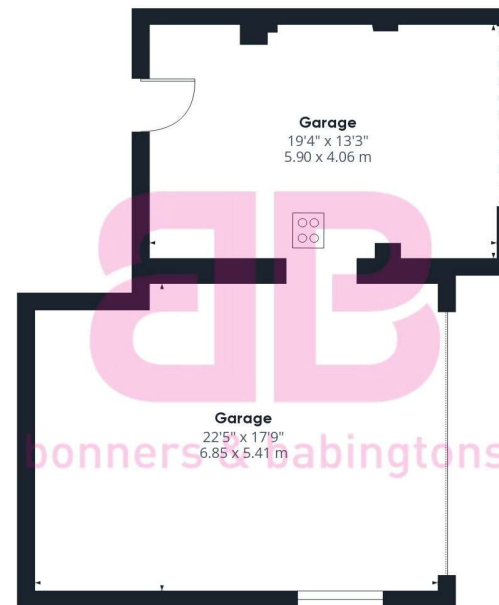
Reduced headroom

128.8 ft²

11.97 m²



Floor 1 Building 1



Ground Floor Building 2



Floor 1 Building 2

(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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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