





**Bolter End Lane
Bolter End
Buckinghamshire
HP14 3NF**

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- Tenure: Freehold**
 - Guide Price: £475,000**
 - Local Authority: WDC**
 - EPC Rating: D**
 - Council Tax Band: E**



Looking for a project with stunning views then look no further than this idyllic location and this three bedroom cottage. Although requiring some repair and refurbishment this delightful home could be an absolutely fabulous property, Briefly comprising sitting room, dining room, kitchen and cloakroom on the ground floor, three bedrooms (master with en suite) and family bathroom on the first floor other benefits are a mature rear garden with trees, shrubs, decking and summer house / shed. To the front of the property there is a gravel driveway offering off street parking plus fantastic views over Wheeler End Common.

Requiring some refurbishment and repair this property offers so much potential and could be a wonderful rural home, available with no onward chain and vacant possession we strongly recommend an internal inspection to appreciate all this property has to offer.

Bolter End is a hamlet approximately 5 miles to the west of High Wycombe, and 5 miles to the North of Marlow. There is an abundance of walks and bridleways in the vicinity, and local hostelrys and amenities are a short drive away in the village of Lane End. There are excellent rail links into London Marylebone from High Wycombe, and the M40 junction 4 and 5 are a 10-minute drive away.

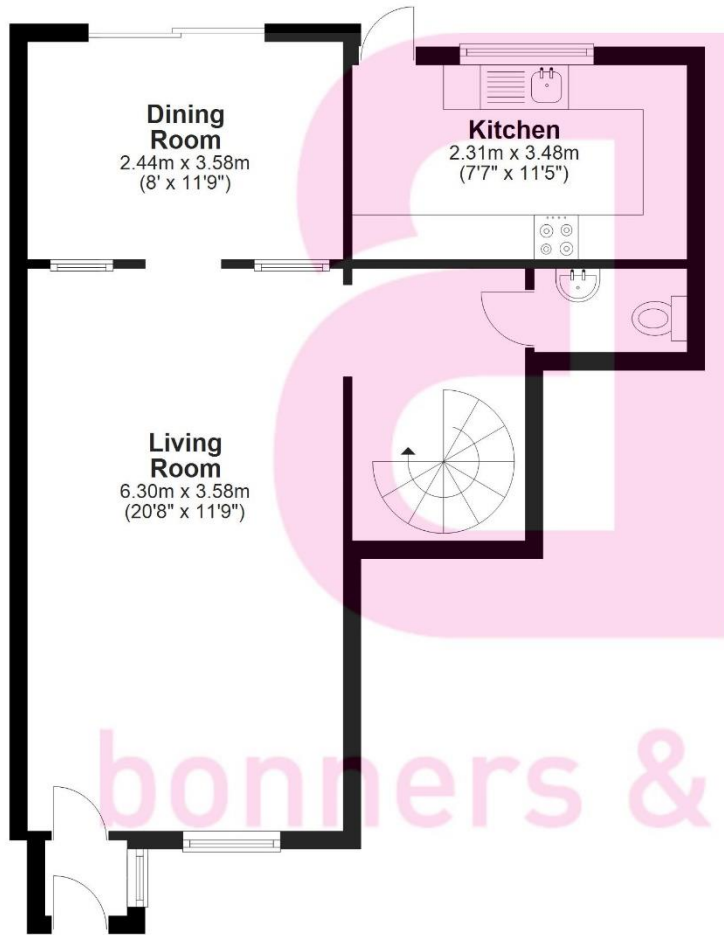


BONNERS & BABINGTONS offer - This three bedroom character cottage situated in a pleasant rural location with far reaching views over Wheeler End Common. Benefitting from en suite, off street parking and private rear gardens this property is an ideal refurbishment opportunity.



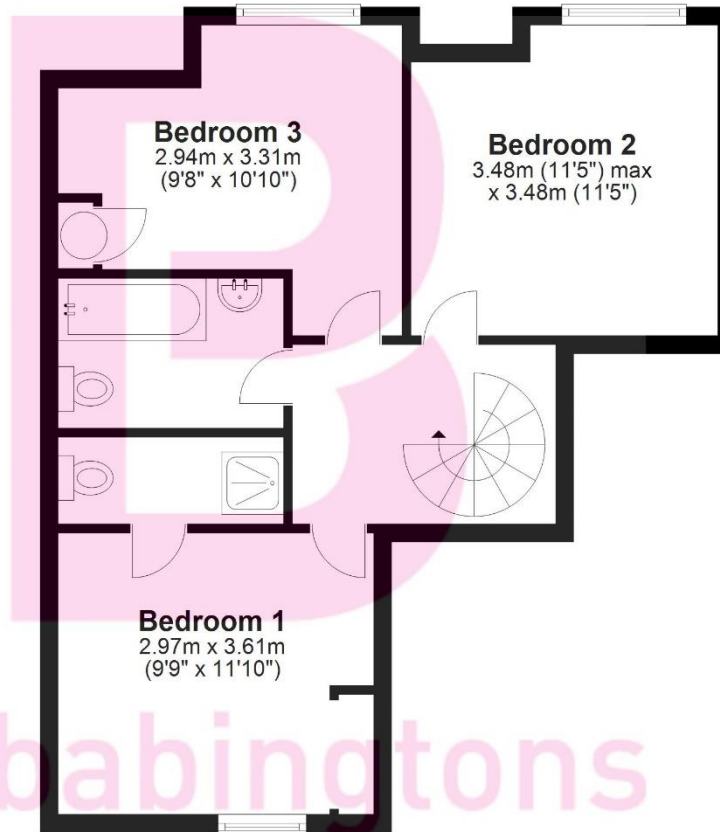
Ground Floor

Approx. 49.2 sq. metres (529.6 sq. feet)



First Floor

Approx. 47.2 sq. metres (508.6 sq. feet)



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Total area: approx. 96.4 sq. metres (1038.2 sq. feet)

This floorplan is not to scale, it is to be used for guidance and illustrative purposes only. Accuracy is not guaranteed.
Plan produced using PlanUp.

3 Anglers Court, Spittal Street,
Marlow, Bucks, SL7 3HJ



01628 333800

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