



Chalky Field  
Lane End



bonners & babingtons

# Chalky Field Lane End HP14 3FN

Fixed Price: £342,000

**SHARED OWNERSHIP**-A rare opportunity to acquire a spacious 3 bedroom semi detached property through the affordable housing scheme. Offered is a 72% share with the option to purchase up to 80% after completion. The property is situated within a quiet cul de sac, opposite the village allotments. Close to village shops & amenities.

**The property comprises:** Entrance hallway from which all rooms lead. The family kitchen/ diner has ample eye and waist level storage and space for a fridge/ freezer, dishwasher, washing machine and oven and also room for dining table and chairs. There is a back door opening to the rear garden.

The dual aspect living room is sunny and spacious, with modern flooring and sliding doors to the rear enclosed garden and also boasts a front view over the pretty allotments.

There is also a downstairs WC and large hallway storage cupboard for coats and shoes.

Upstairs are three generous sized bedrooms and a family bathroom with overhead shower and access to the part boarded loft with light.

**Outside:** The enclosed rear garden is mainly laid to lawn with mature hedging for added privacy and ready for the next lucky owner to add their mark. There is also a large patio area , perfect for BBQ's and alfresco dining. There is ample space for a storage shed and side access to the driveway that has space for three cars.

**Other notable features:** Double glazing throughout, gas central heating, additional parking at the front of the property, potential for allotment allocation.

## IMPORTANT INFORMATION

In addition to the buyers mortgage, a monthly rental amount of £277.08 will be collected for the remaining share of the property. The lease is 125 years with The Rural Housing Trust [www.ruralhousing.org.uk](http://www.ruralhousing.org.uk) . The property is an Affordable Shared Ownership Home subject to Government criteria for eligibility to buy. These can be found on the website. Please see the brochure for the links. [www.gov.uk/affordable-home-ownership-schemes/shared-ownership-scheme](http://www.gov.uk/affordable-home-ownership-schemes/shared-ownership-scheme) You can buy a home through shared ownership if; your household income is below £80,000 and you cannot afford all of the deposit and mortgage





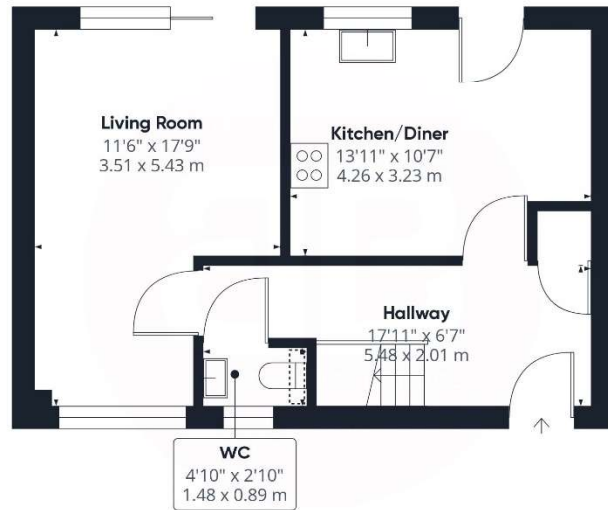
payments for a home that meets your needs. One of the following must also be true; you are a FTB, you used to own a home but cannot afford to buy one now, you're forming a new household, you're an existing shared owner, you own a home and want to move but cannot afford a new home that meets your needs- **For this particular home, you must also show that you live, work or have a connection to the area for the first three months it is listed for sale. Thereafter, the property will be available more broadly.**

#### **Location**

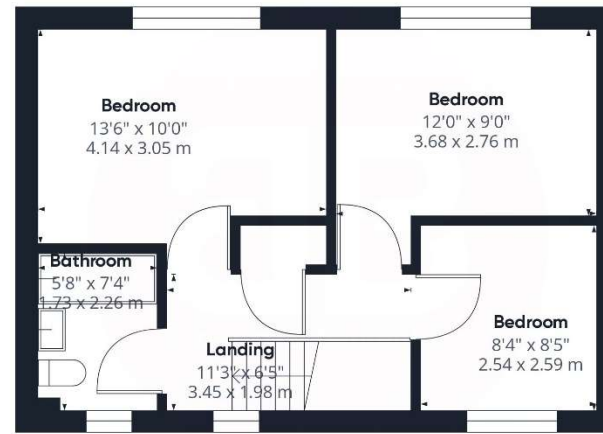
Standing high in the Chiltern Hills between Henley and Marlow is the popular village of Lane End. Local amenities and the local primary school are all within walking distance, providing for day-to-day needs, and the property is conveniently located near several beautiful walks through the surrounding Chiltern countryside, many of which lead to well-known pubs and restaurants. The larger towns of Marlow, High Wycombe and Maidenhead are readily accessible offering excellent shopping, sporting, and social facilities as well as schools for children of all ages.

Each has a railway station, Marlow serving Paddington via Maidenhead which connects to Crossrail and High Wycombe to Marylebone. The M40 motorway is a short drive at Handy Cross (J4) or Stokenchurch (J5).

**Council Tax Band C**



Ground Floor



Floor 1

Approximate total area<sup>(1)</sup>

884.29 ft<sup>2</sup>  
82.15 m<sup>2</sup>

Reduced headroom

2.21 ft<sup>2</sup>  
0.21 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
(below 1.5m/4.92ft)

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

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#### Disclaimer

We endeavour to make our particulars accurate and reliable. They are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate and photographs provided for guidance only. No undertaking is given as to the structural condition of the property, or any necessary consents, or the operating ability or efficiency of any service, system or appliance. Prospective purchasers must satisfy themselves with regard to each of these points. If there is any particular aspect of the property about which you would like further information, please contact us, especially, before you travel to the property. B2170

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