



Hollytree Cottage
Cadmore End

www.bb-estateagents.co.uk



bonners & babingtons



Offered to the market with no onward chain. A charming, brick and flint, semi-detached cottage with panoramic countryside views. Situated in a highly convenient position within easy reach of Marlow and High Wycombe, as well as junction 5 of the M40 and popular local schools.

Hollytree Cottage, Cadmore End, Buckinghamshire, HP14 3PL

Guider Price £825,000

- CHARMING LIVING ROOM WITH WOOD BURNING STOVE
- KITCHEN BREAKFAST ROOM
- PANORAMIC COUNTRYSIDE VIEWS
- DINING ROOM/SNUG
- THREE DOUBLE BEDROOMS
- EN SUITE AND FAMILY BATHROOM
- AMPLE DRIVEWAY PARKING
- GARAGE
- UTILITY AND DOWNSTAIRS WC



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

01494 485560

stokenchurch@bb-estateagents.co.uk

Cadmore End

Nestled in a prime location in the attractive, rural village of Cadmore End, gateway to a multitude of breath-taking Chiltern countryside walks, bridle paths, cycle routes, pubs and restaurants, stands this unique and characterful family home. The area offers a wide array of local services, with the sought-after towns of Marlow (5.4 miles), Henley-on-Thames (9.5 miles) and High Wycombe (6 miles) - popular for its shops and mainline train service to London Marylebone. There is also convenient access to the M40 (for London, Oxford and beyond), and A404 (M4/M25). Cadmore End is in the catchment area for some of the most popular grammar/non-grammar schools and colleges in Marlow, High Wycombe and Henley, with various school buses serving the area.



Description

Offered to the market with no onward chain. A charming, brick and flint, semi-detached cottage with panoramic countryside views. Situated in a highly convenient position within easy reach of Marlow and High Wycombe, as well as junction 5 of the M40 and popular local schools.

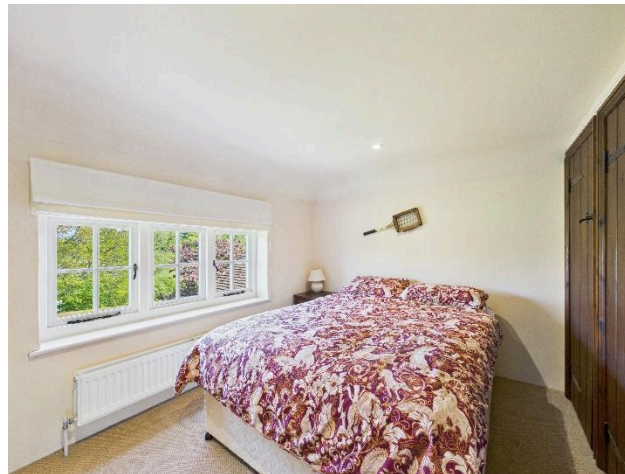
The characterful property has been lovingly maintained throughout the years which adds to its charm. The living room is dual aspect with a feature fireplace dating back to the 1715s. The spacious kitchen/dining room boasts ample eye and waist level storage with a integrated oven and induction hob. The snug room is a fantastic addition to the property with views of the wonderfully secluded garden providing a leafy and rural backdrop. In addition, there is a downstairs w.c and separate utility room.

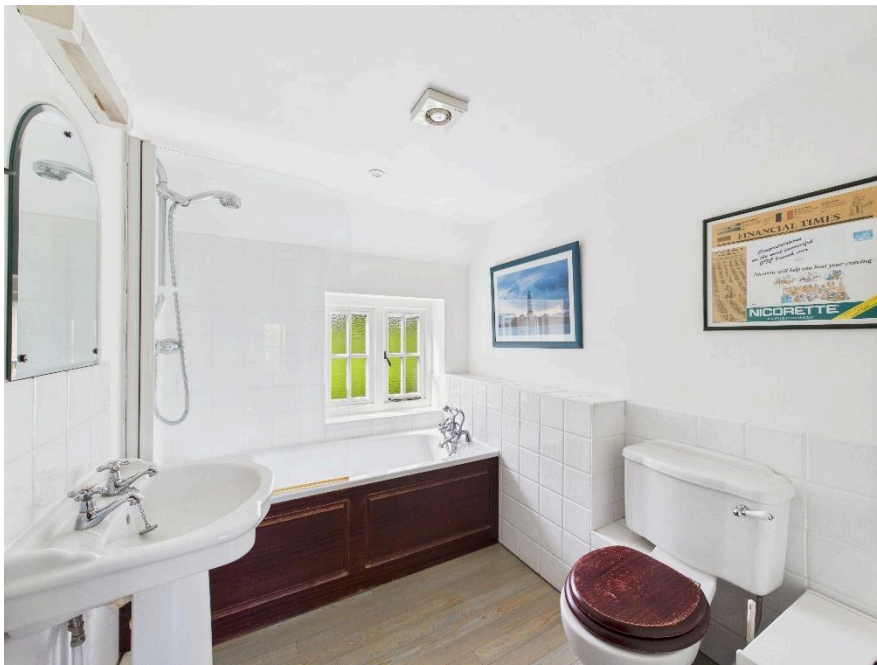
Upstairs the house is spacious with three generous double bedrooms, benefitting from built in wardrobes and the principle with a large ensuite. The family bathroom provides a bath and overhead shower.

Outside

Set on a 0.29-acre plot; the garden is a real feature of the property, offering an excellent degree of privacy throughout, 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. There is a single garage with an up and over door with driveway parking. Neighbour owns two parking spaces with shared drive access.

Other notable features: Oil Central Heating, Double Glazing Throughout, Septic Tank.





General Remarks and Stipulations

Tenure
Freehold

Post Code
HP14 3PL

EPC Rating
D

Viewing
Strictly by appointment with
Bonners & Babingtons

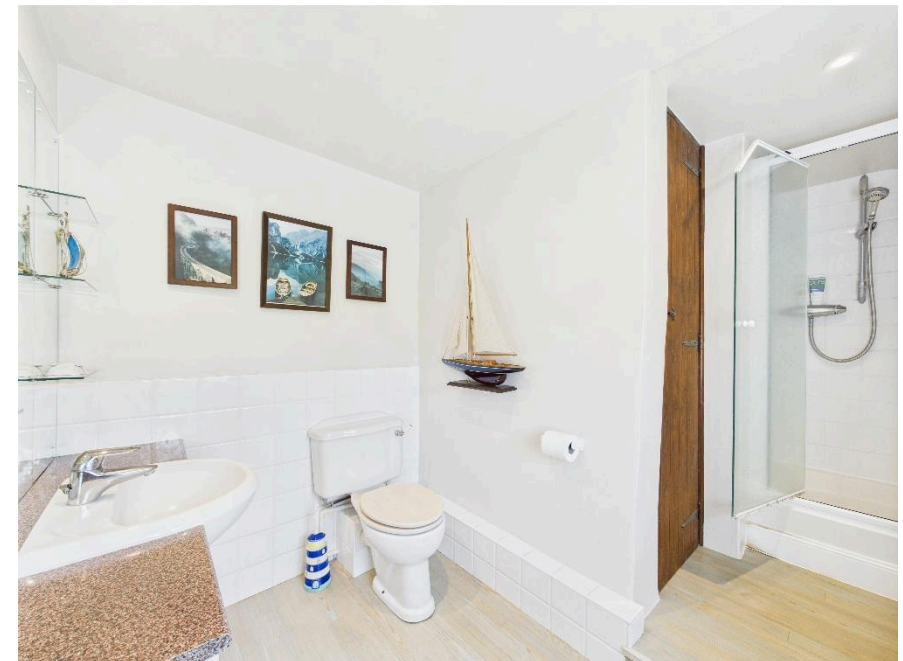
Local Authority
F

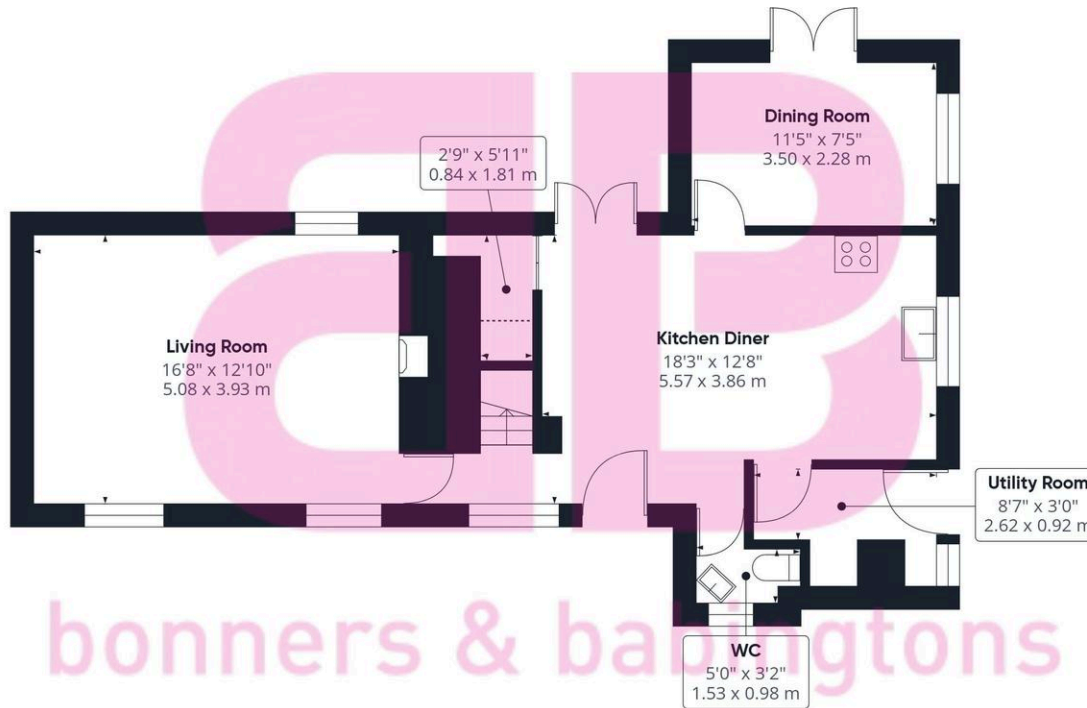
Important Notice

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

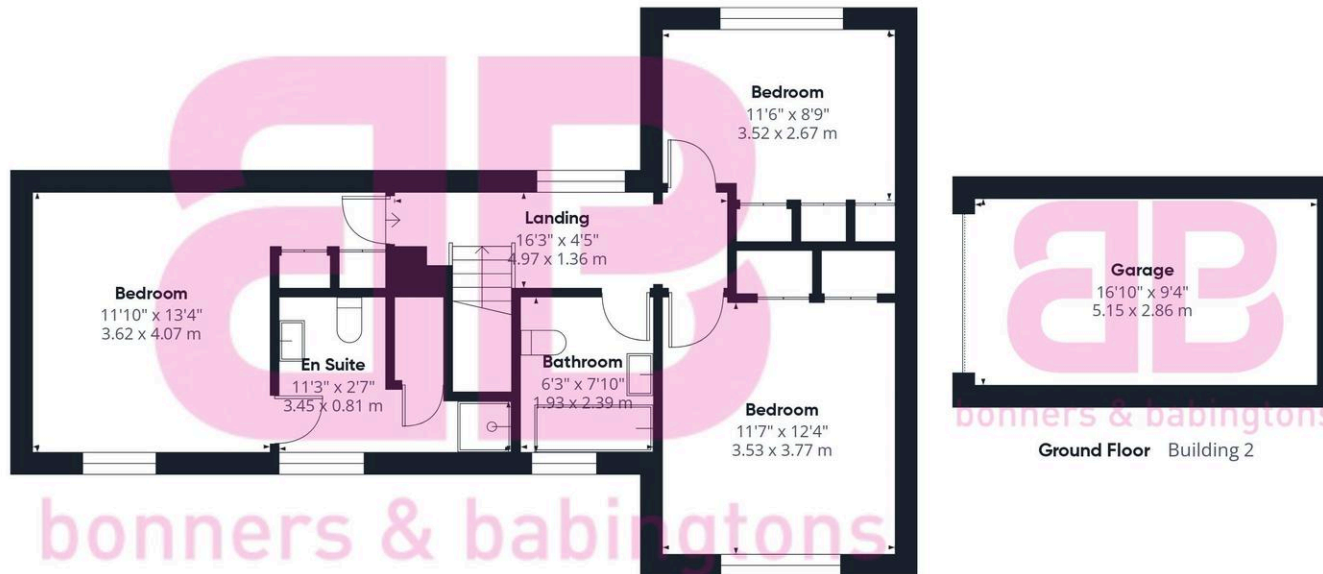
1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars 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 Bonners & Babingtons have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.





Ground Floor Building 1



Floor 1 Building 1

Ground Floor Building 2

Approximate total area^m

1418 ft²

131.8 m²

Reduced headroom

5 ft²

0.4 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 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.

GIRAFFE360

