



bonners & babingtons

Bullocks Farm Lane,
Wheeler End

Bullocks Farm Lane Wheeler End Buckinghamshire HP14 3NJ

Guide Price £800,000

BONNERS & BABINGTONS OFFER : Situated on a substantial plot in the sought-after countryside hamlet of Wheeler End, close to the Common, is this modern four-bedroom detached family home, offering spacious and flexible accommodation, a double garage and three reception rooms.

The entrance lobby features a useful double cloaks cupboard and leads into the spacious hallway. The good-sized sitting room benefits from a feature fireplace, while a further reception room is currently utilised as a home office.

The country-style kitchen features a wrap-around island, providing a practical and sociable space for everyday family life. A particular highlight of the property is the impressive family room. Light and airy, this versatile space enjoys views over the garden and benefits from doors opening directly onto the substantial rear garden, creating an excellent connection between the indoor and outdoor living spaces.

On the first floor is a generous principal bedroom with built-in wardrobes and an en-suite shower room. There are three further double bedrooms, all benefiting from fitted storage, together with a family bathroom.

Outside, the property is approached via a large gravelled driveway, providing ample off-road parking for numerous vehicles. There is also a double garage with an up and over door, with side pedestrian access leading through to the rear garden.

The substantial rear garden is a real feature of the property, enjoying a good degree of privacy and a wonderful sense of seclusion. The garden is predominantly laid to lawn and benefits from a south-east facing aspect, with a patio area providing an ideal space for outdoor dining and summer barbecues. Towards the rear, areas of mature, woodland-style planting create a peaceful and natural backdrop, while established trees, hedging and shrubs enhance the feeling of privacy. The generous proportions also offer considerable scope for further landscaping and outdoor entertaining.

Further benefits include double-glazed windows and electric heating. The property is conveniently situated within a stone's throw of The Chequers Inn and Sunshine Montessori Nursery, whilst the surrounding countryside and Wheeler End Common provide excellent opportunities to enjoy the local outdoor environment.





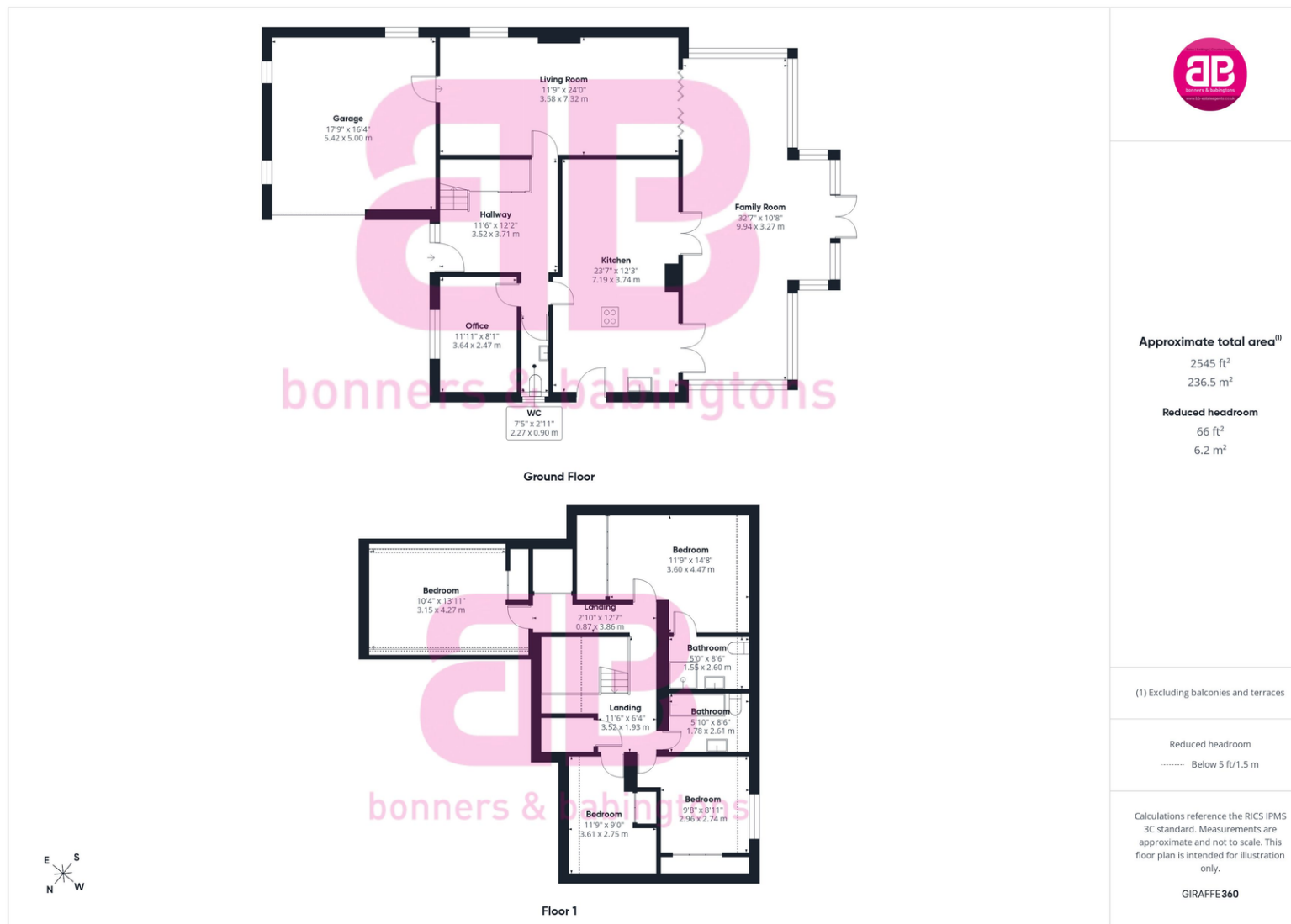
The hamlet of Wheeler End dates back to Anglo Saxon times and is made up mainly of a collection of terraced houses and free standing properties surround the village common. The hamlet is located close to the A40 between West Wycombe and Stokenchurch, north of High Wycombe and the market town of Marlow. 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.

EPC Rating - E

Council Tax Band - G



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-plus) A		
(81-91) B		
(69-80) C		79
(55-68) D		
(39-54) E	44	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		



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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