



The Haven, Marlow Rd  
Lane End

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Barners & Babingtons



## EQUESTRIAN PROPERTY

Offering two separate dwellings, stunning landscaped gardens, 6.5 acres of land, 50ft x 30ft arena, two separate stable blocks totaling 13 stables & hay barn, excellent bridleway network & transport links.

The Haven, Marlow Rd, Cadmore End, Buckinghamshire, HP14 3PP

Offers in the Region of: £2,000,000

- Equestrian Property
- 2 Separate Properties
- Adjoining Property Available by Separate Negotiation
- 6.5 Acres Of Grazing Land
- 13 Stables, Hay Barn & Horse Solarium
- 50 X 30m Fibre/Sand Floodlit Arena
- Excellent Bridleway Network Close By
- Landscaped Gardens
- Would Suit Professional or Amateur Equestrian
- Perfect For Multi Generation Living
- Excellent Transport Links



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## Location

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

Once through the electric gates and discretely hidden behind mature hedging, the name 'The Haven` becomes apparent. Offering everything an equestrian professional or amateur alike would be delighted to see.

The main property consists of; oak framed entrance porch with plenty of space for coats and boots, opening into the multi-functional open plan reception rooms, which can be zoned into a soft area for those cosy winter nights in next to the fireplace, and with space for a play room. From the reception room there is a bright and sunny dual aspect kitchen/diner, which boasts bi-fold doors opening onto the sun terrace and stunning landscaped gardens. The kitchen benefits from ample eye and waist level storage, integrated smart WiFi appliances, double ovens, microwave and a built in sound system. There is also a downstairs cloakroom.

Upstairs there are three good size bedrooms, with the master bedroom overlooking the garden and fields belonging to the property. The luxurious family bathroom features a slipper bath and separate double size shower, along with smart controls for the shower, bath and sink. Underfloor heating is present throughout the property.

Surrounding the house is the beautifully manicured landscaped garden, bursting with mature shrubs, trees, beds and borders, and a pond teeming with fish.

**Please note this is a semi detached property, however the adjoining property is also available by separate negotiation.**

From the main house at the far boundary, is the contemporary stand-alone two storey barn conversion, that has been extended to create a fabulous kitchen/reception room, with further planning to extend into a three bedroom property. The barn is currently fitted with a fully equipped kitchen, with integrated appliances, granite worktop and a downstairs shower room and walk in storage room.

There are two bedrooms and a bathroom upstairs, with underfloor heating, air conditioning throughout, and a sound system inside and out, with the planning permission this will become a spacious 3 bedroom, 2 bathroom property overlooking the stables and land. There are two separate entrances to the property both with electric gates, so the barn and stables can be accessed without interference to the main house.

In addition to the accommodation, there is a fabulous oak clad party barn, with fitted bar and bi-fold doors to the land.



### For the Horses

There are two separate stable blocks, allowing the smaller 4 box area with tack room, horse solarium and cloakroom to either be rented out separately, or to simply separate mares from geldings. The main stable block has 9 stables and a hay barn, although one stable is currently converted into a laundry/washroom room, and another large tack room. The stables are professionally lined internally for the horses` comfort and wellbeing. To add to the facilities there is a well-drained 50ft x 30m silicone/fibre/sand floodlit arena with top of the range surveillance cameras allowing you to watch your horses` performance at all times. The separate entrance to the stable yard and office via electric gates is wide enough for HGV lorries and tractors, along with ample parking. The 6.5 acres of grazing land is currently divided by post and rail fencing into several paddocks where all horses can see each other, and has a hard-core track running alongside allowing individual access. At the rear of the property is a hunting gate, taking you onto the village lane towards the bridleways, avoiding unnecessary traffic.



## General Remarks and Stipulations

**Tenure**  
Freehold

**Services**  
Oil Central Heating

**EPC Rating**  
54

**Local Authority**  
Buckinghamshire Council

**Viewing**  
Strictly by appointment with  
Bonners & Babingtons

### Important Notice

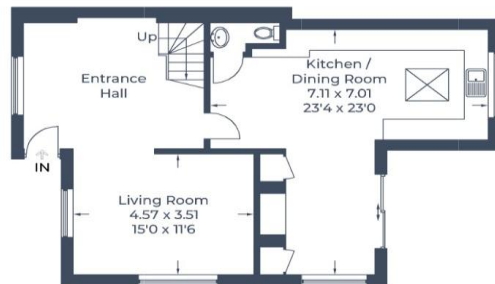
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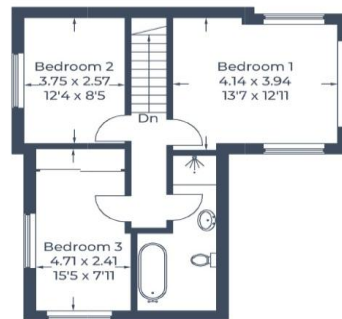
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Approximate Gross Internal Area  
183.0 sq m / 1,968 sq ft  
(Excluding Outbuildings & Stores)  
Building 2- Ground Floor = 54.9 sq m / 591 sq ft  
The Barn = 133.2 sq m / 1,434 sq ft  
Total = 371.1 sq m / 3,993 sq ft



**The Haven - Ground Floor**



**The Haven - First Floor**



**Ground Floor - Building 1**

(Not Shown In Actual  
Location / Orientation)



(Not Shown In Actual  
Location / Orientation)



**Ground Floor - Building 2**

(Not Shown In Actual  
Location / Orientation)

Illustration for identification purposes only,  
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