
Marlow Road
High Wycombe
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Combining generous and versatile accommodation, attractive original features, contemporary upgrades and a superb garden, this is a home that offers the very best of character and modern family living. With ample parking, multiple reception spaces, four bedrooms, three bathrooms and excellent outdoor facilities, it represents a fantastic opportunity for families looking for space, comfort and convenience within easy reach of the village centre.

Marlow Road, Lane End, High Wycombe, Buckinghamshire, HP14 3JW

- SUBSTANTIAL DETACHED FAMILY HOME
- FOUR WELL-APPOINTED BEDROOMS
- ENSUITE FACILITIES
- OPEN PLAN LIVING/DINING AREA
- STUNNING REAR GARDEN
- CHARMING LOG BURNER
- POPULAR VILLAGE OF LANE END



1 Karenza, Wycombe Road, High Wycombe, Buckinghamshire, HP14 3DA
01494 485560
stokenchurch@bb-estateagents.co.uk

Lane End

Standing high in the Chiltern Hills between Henley and Marlow is the popular village of Lane End. Local amenities and the village primary school are all within walking distance providing for day to day needs and the property is within a short walk of several delightful walks across surrounding Chiltern countryside, many leading to popular pubs and restaurants. The property benefits from an excellent choice of educational opportunities, with four grammar schools within the catchment area. The larger towns of Marlow, High Wycombe and Maidenhead are also easily accessible, offering an extensive range of shopping, sporting and social facilities, alongside a wide selection of schools for children of all ages.
Each has a railway station, Marlow serving Paddington via Maidenhead which connect to Crossrail and High Wycombe to Marylebone. The M40 motorway is a short drive at Handy Cross (J4) or Stokenchurch (J5).









Description

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Upon entering, a welcoming entrance hall provides access to the ground-floor accommodation, including a convenient downstairs cloakroom. The heart of the home is undoubtedly the impressive open-plan kitchen, dining and living space, designed with family life and entertaining in mind. The generously appointed kitchen features a double oven, microwave, gas hob with extractor and Fisher & Paykel dishwasher. Double doors open directly onto the rear garden, creating a seamless connection between indoor and outdoor living. A fitted surround-sound speaker system further enhances this sociable space. There are also two further reception rooms, offering excellent flexibility for family life. The living room features a charming log burner, creating a cosy and inviting atmosphere, while the second reception room, currently ideal as a study or snug, retains an original fireplace and attractive bay window. In addition, there is a useful utility room with space for white goods.

The impressive principal bedroom benefits from fitted wardrobes and a stylish en-suite bathroom featuring a walk-in shower, large vanity unit and heated towel rail. Bedroom two is another generous double room, complete with fitted storage and its own en-suite, incorporating a walk-in shower, large vanity unit and heated towel rail. Bedroom three benefits from a useful storage cupboard, while bedroom four offers further versatile accommodation. The beautifully appointed family bathroom provides a relaxing, spa-like feel, featuring a bath, separate shower, vanity sink with integrated storage, illuminated mirror and heated towel rail.

The beautifully maintained rear garden provides a wonderful private setting for family enjoyment and entertaining. The substantial Balau hardwood decking offers an attractive outdoor entertaining area, with this durable hardwood renowned for its longevity. Mature pear, apple and willow trees add character and interest, while the pond creates a charming focal point. The summer house, complete with electricity, offers an ideal space for home working, hobbies or simply enjoying the garden throughout the seasons. A further large shed provides ample storage and electricity.

Other notable features : windows replaced approximately five years ago, incorporating acoustic glazing for enhanced sound insulation.
Boiler replaced approximately seven years ago. Hot water pump/house pump. Hive smart heating system. Water softener. Two-camera CCTV system. Partially boarded loft with pull down ladder.











General Remarks and Stipulations

Tenure
Freehold

Services

EPC Rating
C

Local Authority
Buckinghamshire

Post Code
HP14 3JW

Viewing
Strictly by appointment with
Bonners & Babingtons

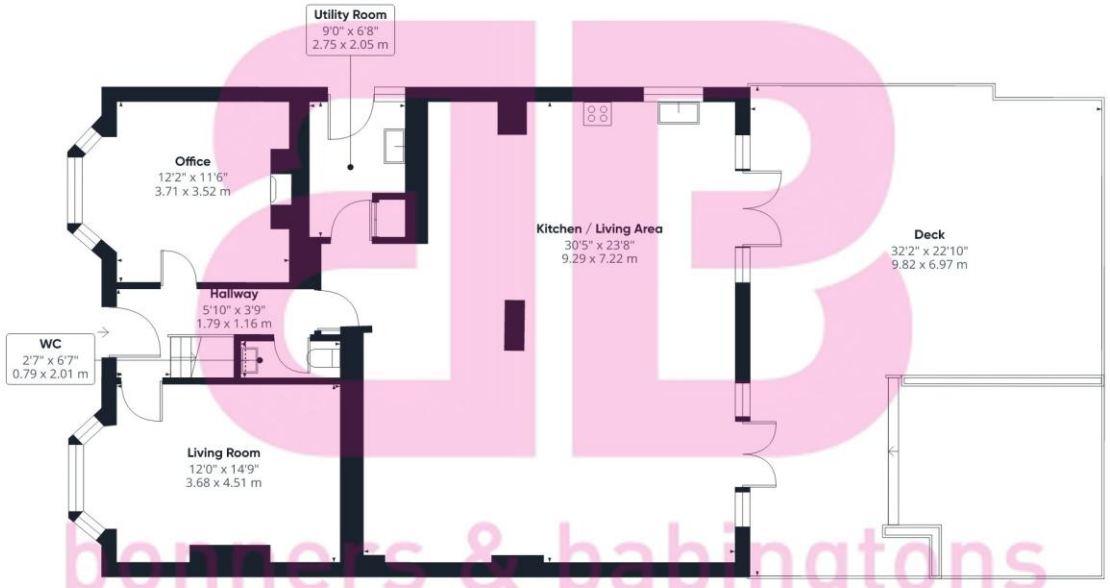
Fixtures and Fittings
Via seperate negogiation



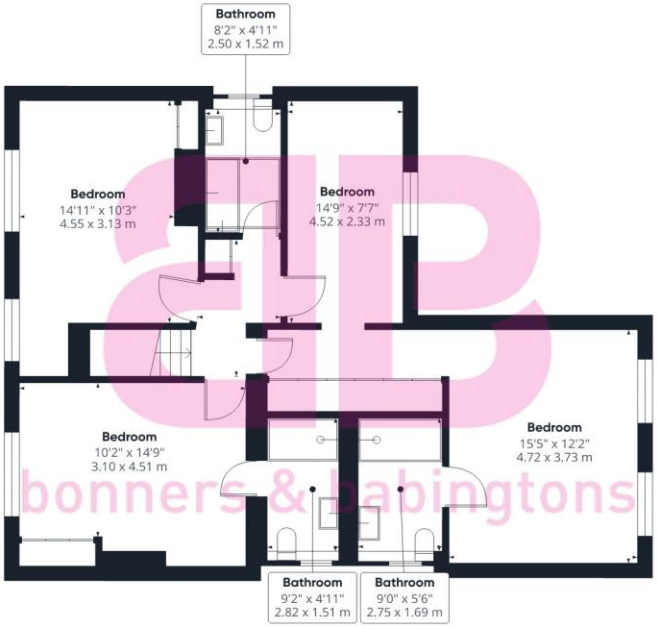
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Ground Floor



Floor 1



Approximate total area[1]

2186 ft²
103.2 m²

Balconies and terraces

730 ft²
67.8 m²

Reduced headroom

1 ft²
0.1 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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