



Delightful period village home in an idyllic setting

Buis Cottage, Bolter End Lane, Wheeler End, High Wycombe, Buckinghamshire, HP14 3NF

Guide £1.65 million Freehold





Reception hall • 3 reception rooms • kitchen/orangery • utility room • 7 bedrooms & 3 bath/shower rooms • well established gardens • car port with garage • driveway

Local information

High Wycombe 5 miles, Marlow 6 miles, Princes Risborough 8.5 miles, M40 5.3 miles, Heathrow (T5) 25 miles. All distances are approximate.

Situated in a conservation area in the village of Wheeler End, Buis Cottage enjoys an idyllic location overlooking Wheeler End Common. A stroll across the common takes you to the village pub, The Chequers, while the neighbouring village of Lane End provides local shops and restaurants.

The pretty riverside towns of Marlow and Henley-on-Thames offer an eclectic mix of local independent and national retailers, as well as numerous bars, cafes and restaurants, while the larger towns of High Wycombe and Princes Risborough provide more extensive facilities.

Wheeler End sits high in the Chiltern Hills, in a Designated Area of Outstanding Natural Beauty, with a vast network of footpaths, bridleways and country lanes ideal for walkers, runners, cyclists and horse riders.

The property enjoys a convenient location within reach of both the M4 and M40 motorways with access to central London, Birmingham and Heathrow. Rail links are also excellent, with mainline services from High Wycombe and Princes Risborough to London

Marylebone and Marlow (via Maidenhead) to London Paddington.

Buckinghamshire is renowned for its choice of state and private schools. The county is one of the few to maintain grammar schools which include The Royal Grammar School and John Hampden, High Wycombe (for boys), Wycombe and Beaconsfield High Schools (for girls). Independent preparatory schools include Godstowe, Pipers Corner (for girls) and Crown House (for boys and girls) to name a few.

About this property

Retaining a wealth of original charm and character, this wonderful brick and flint house is thought to date back to about the 16th century, with later additions. Overlooking the Common to the front and backing on to farmland to the rear, Buis Cottage enjoys an idyllic setting, with countryside views in all directions. This lovely property enjoys a host of period features including exposed beams, wood flooring and beautiful fireplaces.

The accommodation is generous, arranged over three floors with excellent reception space and seven bedrooms. A handsome oak front door leads into the reception hall with exposed beams and a brick fireplace. Located in the oldest part of the house, the formal sitting room has French doors on to the



outside terrace and enjoys a dual aspect with lovely garden views. The room is heavily beamed with a wonderful inglenook fireplace with an open fire. Just off this room is a delightful vaulted music room/library, with a further set of French doors on to the garden, bespoke built-in shelving and a stunning mural depicting a scene from *Midsummer Night's Dream*. Across the hall a dual aspect dining/family room offers further reception space and features a decorative fireplace and French doors to the side garden. Overlooking the rear garden, the kitchen/orangery is a fabulous, sunny room designed with bi-fold doors and a large roof lantern flooding the space with natural light. The kitchen is comprehensively fitted with an excellent range of units with an electric AGA. Of particular note is a further mural depicting Chaucer's *Canterbury Tales*. There is ample room for further appliances in the large utility room which lies adjacent. Completing the ground floor accommodation is a guest cloakroom.

Both the main staircase and a more contemporary spiral staircase lead to the bedroom accommodation on the first floor. The principal bedroom is a generously sized room, with lovely views over the Common. The room benefits from a fully fitted dressing area and an en suite bathroom. There are three further bedrooms on this floor and a family bathroom. The remaining three bedrooms, together with a night cloakroom, are located on the top floor of the house, all with fabulous distant views.

Outside

The delightful gardens of Buis Cottage are a real feature of the property, wrapping around the house on all sides and backing on to farmland to the rear. The gardens are well screened with fencing, mature trees and shrubs, with extensive areas of lawn and well established beds and borders. A particular highlight is an attractive sun terrace providing a wonderful space for entertaining and relaxation. A gravelled driveway gives parking for several vehicles and leads to a barn style car port with a garage/workshop and two open parking bays. Additionally there are two storage sheds, a greenhouse and a dog kennel.

Services

Electricity, water and drainage connected. Oil fired central heating. Please note that none of the services have been tested.

Agents Note

We have been told that this property has no cladding. You should make enquiries about the external wall system of the property, if it has cladding, and if it is safe or if there are interim measures in place.

Tenure

Freehold

Local Authority

Buckinghamshire Council

Council Tax

Band = H

Energy Performance

EPC Rating = F

Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills

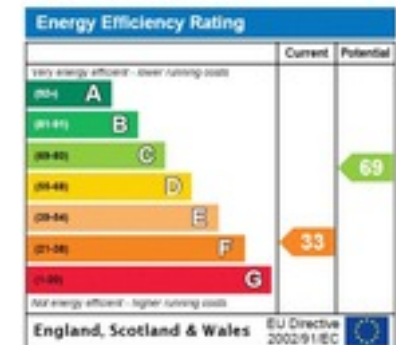




Approximate Floor Area = 377.8 sq m / 4067 sq ft
(Including Garage)



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