



Charming character cottage in a delightful location

Apple Tree Cottage, Berghers Hill, Wooburn Green, Buckinghamshire, HP10 0JP

Freehold

savills

3 reception rooms • study • kitchen and utility • 2 bedrooms • 2 bath/shower rooms (1 en suite) • pretty rear garden with outbuilding • delightful hamlet location

Local information

Wooburn Green 1 mile, Bourne End 2 miles, M40 (J3 to London) 3 miles, Beaconsfield 3.2 miles, High Wycombe 6 miles, Heathrow (J5) 19 miles, central London 28 miles. All distances are approximate.

Located in a semi-rural position in a pretty hamlet on the outskirts of Wooburn Green and Bourne End between Beaconsfield and Marlow, and conveniently placed for other towns including Maidenhead and High Wycombe, Apple Tree Cottage is ideal for those who wish to be near to open countryside yet within reach of local facilities, road networks and schooling.

The area is popular with commuters as communication links in the area are excellent. There is a mainline train line service which runs to London Marylebone from Beaconsfield and High Wycombe. There are also rail connections to London Paddington from Bourne End via Maidenhead. The area will also benefit from Crossrail which is targeted for completion in the next few years, giving direct and fast journey times to London's West End, City and Canary Wharf. The M40 is accessible from Beaconsfield (J2) and Loudwater (J3). The A404 Marlow bypass enables access to the M4 (J8/9).

Everyday amenities can be found at Wooburn Green and Bourne End whilst more comprehensive facilities are available in

Beaconsfield and High Wycombe. Local pubs include The Royal Standard and Chequers Inn. Sporting facilities in the area are good with sailing at the Upper Thames Sailing Club next to Bourne End Marina and golf clubs in both Flackwell Heath and Hedsor and a David Lloyd gym in Wooburn Green.

Buckinghamshire is renowned for its choice of state and independent schools. The county is one of the few to maintain grammar schools which include The Royal Grammar School and John Hampden, High Wycombe (both for boys), Wycombe and Beaconsfield High Schools (both for girls). Independent schools include Godstowe, High March, Wycombe Abbey for girls and The Beacon, Caldicott, and Davenies for boys, to name a few.

About this property

Apple Tree Cottage is a charming, character cottage in a delightful location. The hamlet of Berghers Hill is a designated conservation area, surrounded by countryside providing numerous walks including nearby Farm Wood. The property is believed to date back to about 1630 with later additions, and offers a perfect blend of traditional and contemporary features including exposed beams, tiled flooring and fireplaces.

The dining room lies to the front of the cottage and features a beautiful inglenook fireplace with a wood burning stove. Tiled flooring extends into the





adjacent sitting room, overlooking the garden and with French doors opening on to the outside terrace. Just off the sitting room is an office, with built in storage. A morning room, currently used as a study, overlooks the frontage and would be ideal as a family/tv room. An inner hallway leads to a staircase rising to the first floor, with useful under stairs storage, and through to the kitchen, which is well appointed with an excellent range of fitted units and a breakfast bar area. Appliances include a double oven, induction hob, dishwasher and an American style fridge/freezer. To the rear of the kitchen is a utility area with further storage and space for appliances. A ceiling lantern floods the room with natural light and a stable door gives access to the garden.

On the first floor are two beautifully presented and charming bedrooms, both with a good range of fitted wardrobes. The principal bedroom enjoys a well-appointed en suite shower room while a family bathroom serves the adjacent bedroom.

Outside

To the front of the cottage is a generous gravelled driveway providing off street parking with a corner flower bed and climbing roses framing the front door. The rear garden is delightful with an area of lawn and a terrace giving the perfect spot for outside dining and entertaining. Fencing and mature trees provide screening and a good deal of privacy and shrub and flower borders give colour and interest. An outbuilding attached to the property gives useful outside storage, and a garden gate gives access to the side.

Services

All mains services connected. Please note that none of the services have been tested.

Tenure

Freehold

Local Authority

Wycombe District Council

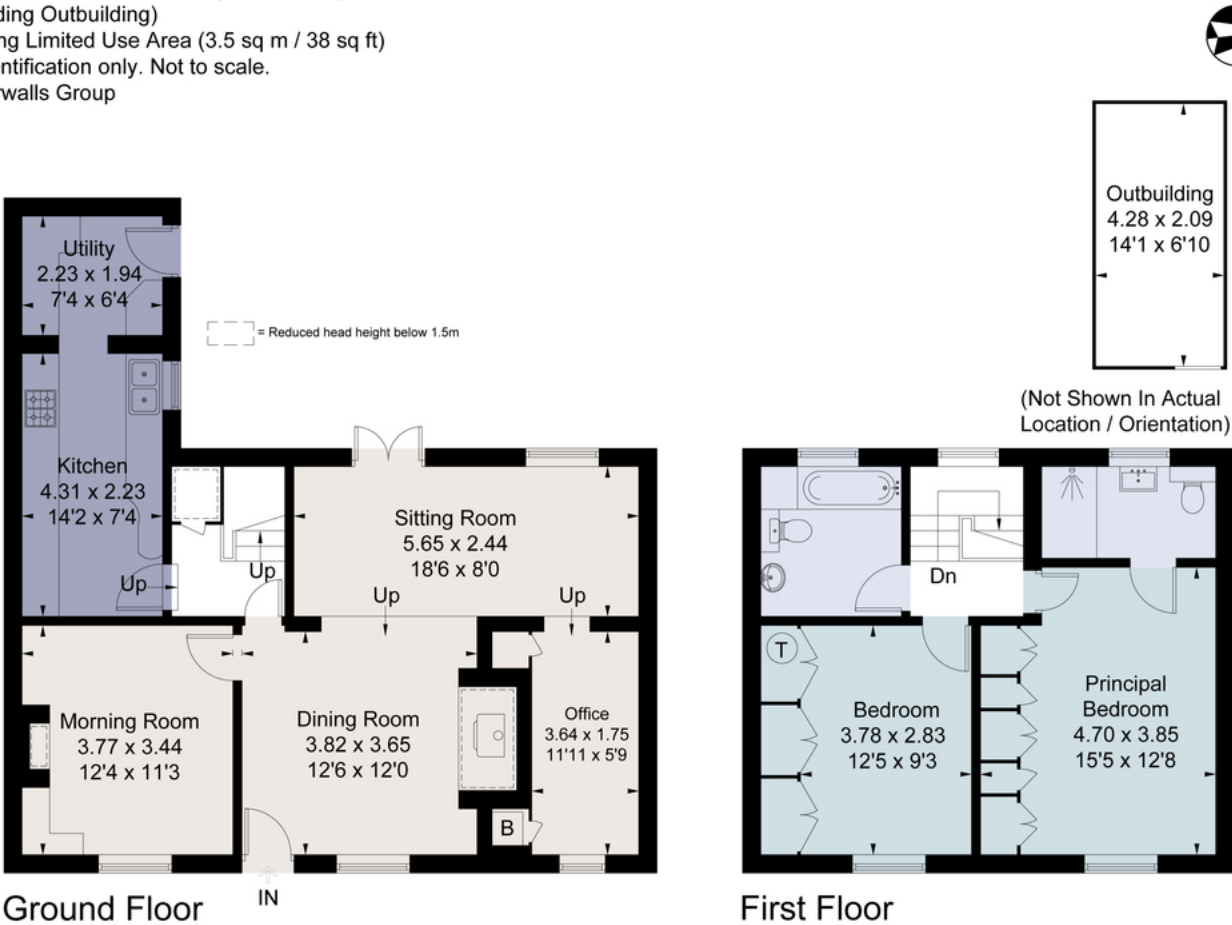
EPC rating = E

Viewing

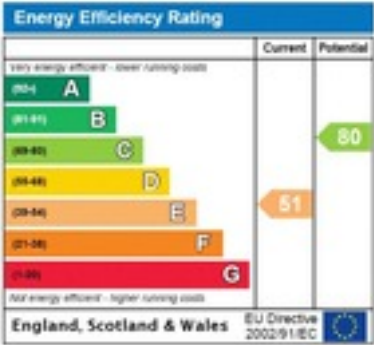
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Approximate Area = 121.8 sq m / 1311 sq ft
(Excluding Outbuilding)
Including Limited Use Area (3.5 sq m / 38 sq ft)
For identification only. Not to scale.
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Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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