



# A superb family home

Walnut Tree Cottage, 3 The Row, Lane End, High Wycombe, Buckinghamshire, HP14 3JR

Freehold





An individual character home • Situated in a popular and convenient location • Well proportioned accommodation with a flexible layout • Many lovely features retaining much period charm • Enclosed private gardens with pleasant outlook • Driveway parking and integral garage • Garden home office

### Introduction

A charming detached family home situated in a private yet convenient setting.

### Distances & Times

Lane End Village Centre – 0.3 miles, Marlow High Street – 4.5 miles, High Wycombe Railway Station – 5.3 miles.

### Situation

Standing high in the Chiltern hills between Marlow and Henley is the delightful village of Lane End offering a range of local amenities including a chemist, newsagents & vets. There's a number of popular primary schools in Lane End and the surrounding villages and is within close proximity of well-regarded grammar and secondary schools.

The property is a short walk to the high street, while just outside the village, the area opens out to glorious rolling countryside and a designated Area of Outstanding Natural Beauty. Outdoor pursuits are numerous, as are golf, football, cricket and rugby clubs and a number of varied walks across surrounding Chiltern countryside including the Thames Path and Hambleton Valley.

Marlow town offers a superb range of retailers, with an eclectic mix of local independent and national retailers. There are numerous bars, cafes and restaurants

dotted around the town offering destinations for any occasion. The town itself is situated on the banks of the River Thames and the Thames Path follows the river through the town.

For commuters, the town of High Wycombe has a train station to Marylebone and Paddington is accessed from Marlow (via Maidenhead) and the M40 motorway is accessed from the A404(M) which passes the town.

### Accommodation

Upon entering, the porch with fitted storage leads you through to a hallway with access to the principle rooms.

The living room is a lovely size and features an impressive inglenook fireplace with beams and exposed brickwork and enjoys access to the front and rear gardens.

The open plan kitchen/dining room is beautifully fitted with shaker style units while enjoying underfloor heating, fully integrated appliances, tiled flooring, quartz worktops and patio doors leading to the rear garden.

Double doors open to an adjacent front facing playroom with a large bay window. There is an integral garage and a cloakroom accessed from the hallway and office with feature fireplace while providing flexible accommodation.







The first floor accommodation consists of four bedrooms all beautifully presented while the principle bedroom enjoys a double aspect with ample built in storage and a stylish and spacious en suite bathroom. The remaining bedrooms are served by a well proportioned bath/shower room enjoying underfloor heating.

The landscaped rear garden enjoys a south facing aspect with a pleasant far reaching outlook and features a raised decked area with access to the sheltered garden room- ideal for all weather entertaining.

A freestanding refurbished outbuilding adjacent to the property is used as a home office and enjoys a vaulted aspect with heating and electrics installed.

The private front garden is laid to lawn with raised beds mature shrubs and bushes with parking for multiple vehicles.

### Directions

From Marlow proceed to the top of the High Street and turn right at the obelisk onto Spittal Street, then left at the roundabout onto Dean Street and continue to Lane End. Turn right at the high street, continue onto The Row, after a few hundred yards the private driveway can be found on the left hand side.

### Local Authority

Wycombe Council - Band G

### Tenure

Freehold with vacant possession.

### Services

All mains services.

### Energy Performance

A copy of the full Energy Performance Certificate is available upon request.

### Viewing

Strictly by appointment with Savills.





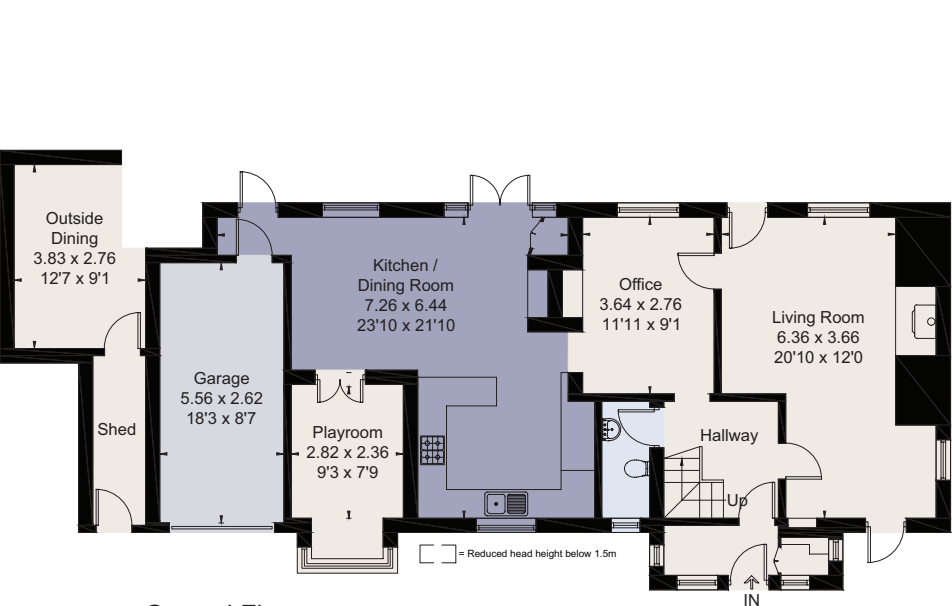
**Walnut Tree Cottage, 3 The Row, Lane End, High Wycombe, Buckinghamshire, HP14 3JR**  
**Approximate Area** 162.5 sq m / 1749 sq ft  
**Office** 15.1 sq m / 162 sq ft  
**Garage** 14.6 sq m / 157 sq ft  
**Total** 192.2 sq m / 2068 sq ft (Excluding Outside Dining / Shed)  
**Including Limited Use Area** (3.2 sq m / 34 sq ft)



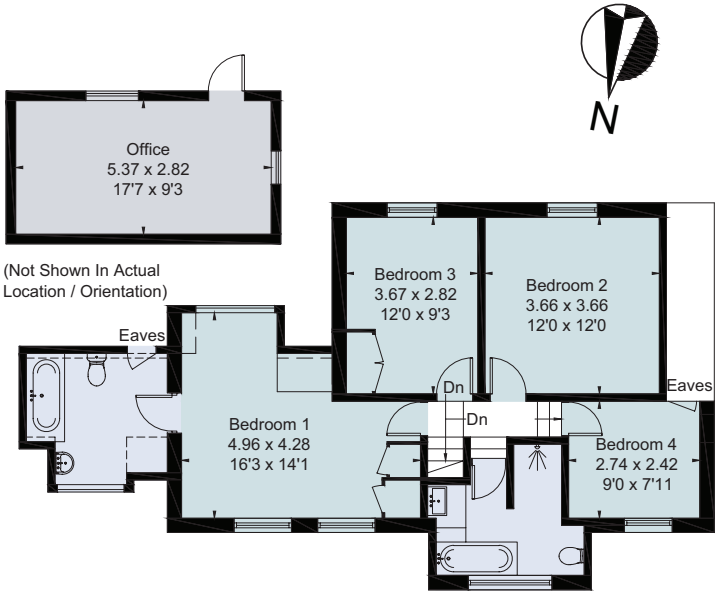
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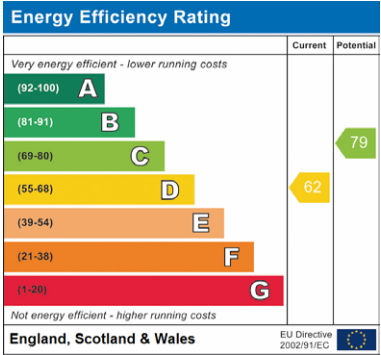
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Ground Floor



First Floor



For identification only. Not to scale. © 200806RM

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