



# GLEBE COTTAGE

Cadmore End, High Wycombe, Buckinghamshire, HP14 3PL





A charming five bedroom character house in Cadmore End, with stunning views over the countryside.

#### Price on Application - Freehold

An attractive period home in a semi-rural position ♦ Five reception rooms with underfloor heating to the dining room/orangery ♦ Five bedrooms with master en suite bathroom & family shower room ♦ Large double garage currently being used as a gym ♦ Stunning views with south facing rear gardens ♦ Option to include a small paddock ♦ No onward chain

This beautiful spacious home, steeped in history with many period features is set in a lovely village location with beautiful views over the Hambledon Valley.

#### DISTANCES & TIMES

Marlow Station – 6.2 miles, Marlow High Street – 6 miles, Stokenchurch 4.3 miles

#### SITUATION

The property is in the attractive Hamlet of Cadmore End with the village school in close proximity and the village of Lane End just a short drive

Local road and rail links are excellent with quick access to both the M40 and the M4. Main line stations at High Wycombe and Maidenhead provide regular services to London (Marylebone and Paddington respectively). From December 2019 Crossrail will be open from Maidenhead with a journey time of 39 minutes directly into the West End (Bond Street).

Lane End and Stokenchurch offer good local shopping facilities with more extensive shopping and recreational facilities available at both Marlow, High Wycombe and Henley-on-Thames.

Cadmore End is in the catchment area for excellent grammar schools and there is also a selection of excellent private schools nearby, such as Rupert House and St Mary's in Henley, Leighton Park, Queen Anne's at Reading, The Oratory School, Eton, Bradfield, Pangbourne, Shiplake, Papplewick, Mousford, Cranford House, Radley, Ludgrove, Wellington College, Wycombe Abbey, St George's and Heathfield at Ascot.

There are a number of fine golf courses in the area including The Oxfordshire, Temple, Huntercombe and Wentworth. Racing may be enjoyed at Windsor, Ascot and Newbury. Polo at Smith's Lawn, Windsor Great Park and The Royal Berkshire Polo Club. Boating on the River Thames can be enjoyed at a number of local locations including Henley and Marlow.





## ACCOMMODATION

Glebe Cottage is approached via a private road and benefits from additional driveway parking and ample parking in front of the house.

A porch leads you through to an impressive 28ft deep beamed sitting room with fireplace with a multi-fuel stove, and double glazed patio doors opening out onto the rear garden. The whole ground floor is tiled (many original).

There are four further reception rooms accessed via a central hallway including two custom furnished (Neville Johnson) offices, an impressive kitchen/breakfast room with Rayburn & electric oven/ hob and dining room offering impressive views of the rear garden and valley.

The stairs and first floor benefit from new carpets throughout and offers five bedrooms all with built in wardrobes/storage. The master bedroom also enjoys not only an en suite bathroom but a double aspect outlook incorporating the fabulous views down the Hambledon Valley. The property presents in very good order internally thanks to a recent redecoration throughout in a neutral colour.

There is driveway parking and the option to reinstate the outbuilding/ gym into a garage. The garden to the rear has a patio area and laid to lawns with mature shrubs, fruit bushes and trees.

The paddock is accessed through the garden and all back onto the fields behind with an unbelievable view that is framed between two oak trees dating back to the early 19th Century.

## DIRECTIONS

From Marlow High Street head north and turn Right at the Obelisk, then turn left at the next roundabout onto Dean Street and continue for 6 miles through Lane End and continue until you reach Bolter End. Take the left turning onto a private road and follow round to the left where the property can be found on the right-hand side.

## ADDITIONAL INFORMATION

**Local Authority:** Wycombe District Council – Band G

**Tenure:** Freehold with vacant possession and no onward chain

**Services:** Mains Water & Electricity, Oil Central Heating

**Postcode:** HP14 3PL

**Energy Performance:** Listed Property – no Energy Performance Certificate has been prepared.

**Viewing:** Strictly by appointment with Savills.



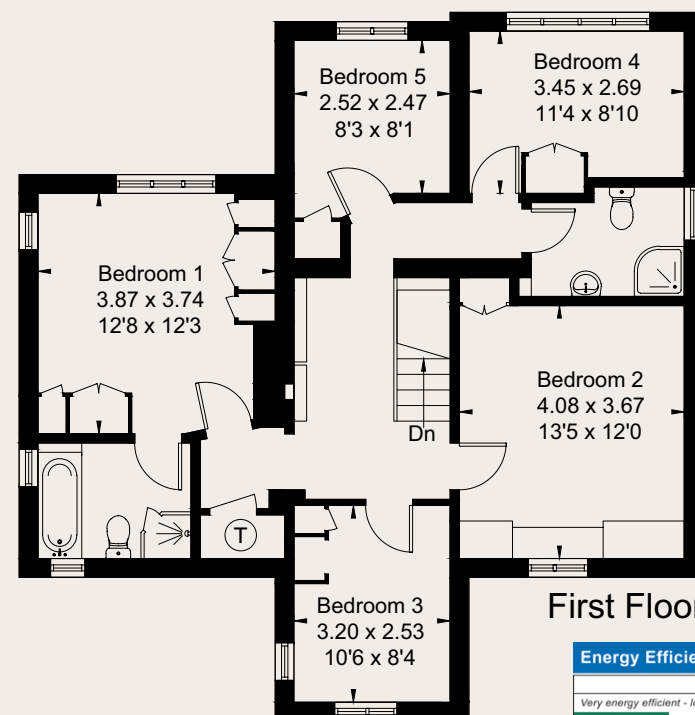
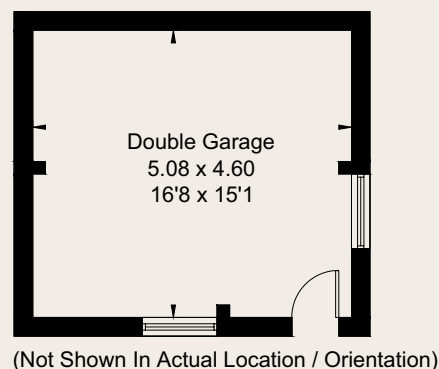
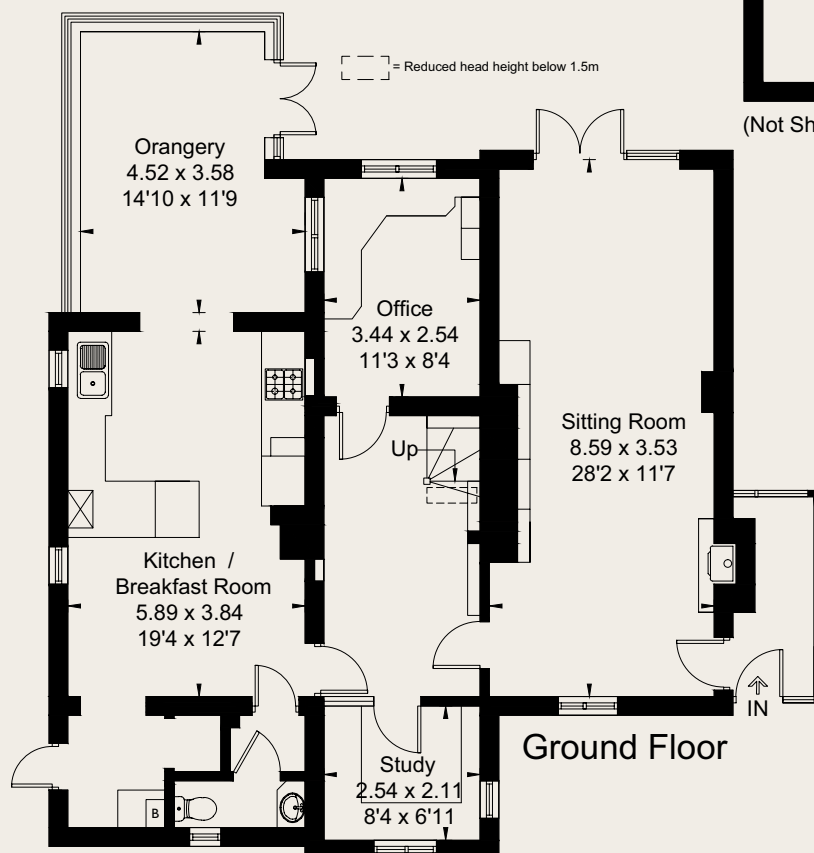
# FLOOR PLANS

Approximate IPMS2 Floor Area = 195 sq m / 2099 sq ft

Gym / Garage = 23.5 sq m / 253 sq ft

Limited Use Area = 1.7 sq m / 18 sq ft

Total = 220.2 sq m / 2370 sq ft



## SAVILLS MARLOW

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