



A beautiful spacious cottage in the Chiltern Hills

The Cottage, Huckenden Farm, Bolter End Lane, Wheeler End, High Wycombe, HP14 3ND

Guide £925,000 Freehold



Lovely courtyard setting behind gates • Character cottage with good accommodation • Large garden and a driveway • Three double bedrooms • Rural yet convenient location

Situation

The Cottage is set in a beautiful farm development comprising a number of attractive homes, including the original farmhouse and converted barns and stables. The gated setting provides the ideal environment, being distinctly rural in feel yet with excellent security for those who may travel or are looking for a second home. The Cottage is set to the front of the development, behind a five-bar gate leading to the driveway and private gardens.

The pretty village of Wheeler End enjoys a semi-rural location yet within easy reach of both the M4 and M40 motorways with convenient access to London, Oxford and Heathrow Airport.

Rail links are also excellent, with mainline services from High Wycombe to London Marylebone and Marlow (via Maidenhead) to London Paddington. The Metropolitan line runs from Amersham. The opening of Crossrail (due 2021) will only enhance the region's communications.

The pretty riverside towns of Marlow and Henley-on-Thames are a short distance with more extensive shopping facilities in High Wycombe, Windsor, and Reading. Wheeler End sits high in the Chiltern Hills, in a Designated Area of Outstanding Natural Beauty with a vast network of footpaths and bridleways and country lanes ideal for walkers,

Description

This charming cottage provides surprisingly spacious accommodation, set over two storeys with pretty views to the front and rear. The property forms part of a farm conversion which over time has also been used as a recording studio, occupied by artists in high regard such as Oasis, Led Zeppelin, Robbie Williams and Paul Weller. Indeed the name 'Oasis' can still be found stencilled above the rear dining room French doors of this property.

The semi-rural location is ideally suited for those looking to live away from the hustle and bustle of life while retaining excellent transport links to the local market towns and London. There are views from the property over the private gardens to the rear and the landscaped courtyard to the front, with the surrounding countryside of the Chilterns immediately beyond.

The property was converted cleverly to provide a lovely range of accommodation with a spacious feel, including a very welcoming reception hallway that the current owner uses as a dining hall. The accommodation extends to about 1350 sq ft and is arranged across two storeys, comprising to the ground floor a generous reception hall, an L-shape living room and dining room, a large separate sitting room and a kitchen leading to the garden.





To the first floor are three equal size double bedrooms and a modern fitted bathroom with separate bath and shower.

The property does have options for further expansion, perhaps by way of an orangery-style kitchen extension, subject to obtaining planning consent.

Outside

The property sits within a good-size plot with a landscaped courtyard frontage and a large rear garden. The garden is mostly laid to lawn and enclosed by mature hedging providing good privacy. There is a gated driveway to the side for parking.

Tenure

Freehold

Council Tax

Band = D

Energy Performance

A copy of the full Energy Performance Certificate is available upon request.
EPC Rating = D

Viewing

Strictly by appointment with Savills.



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Approximate Area 124.9 sq m / 1344 sq ft

Store 1.5 sq m / 16 sq ft

Total 126.4 sq m / 1360 sq ft

Richard Maby

Savills Marlow

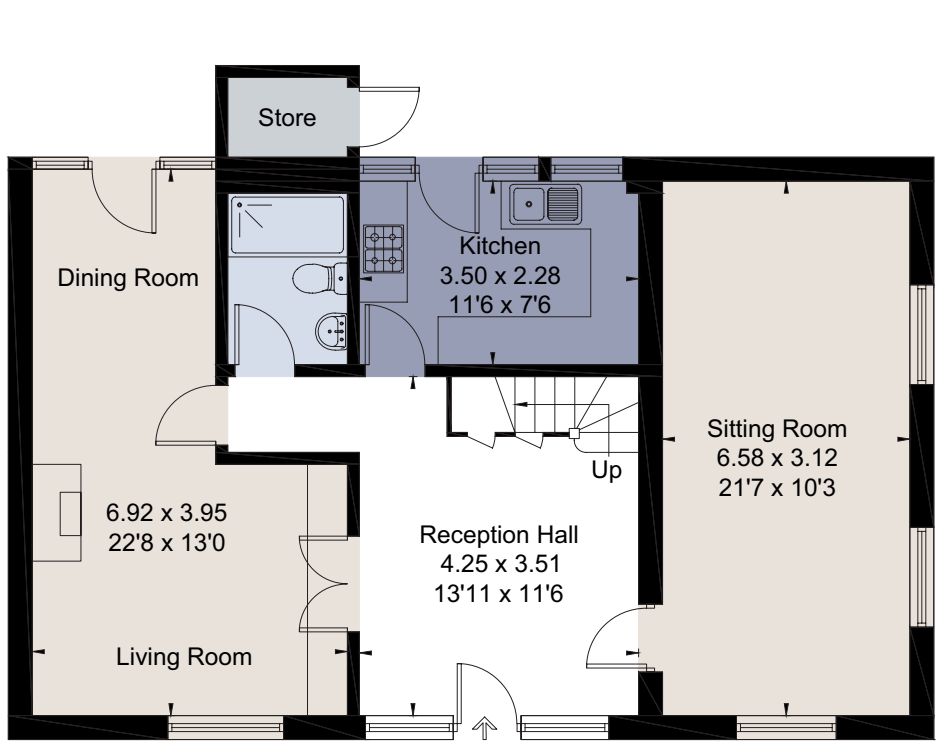
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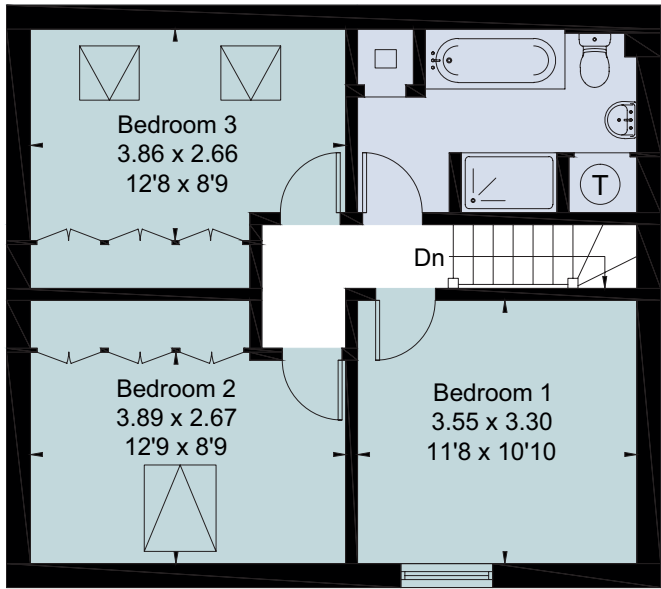


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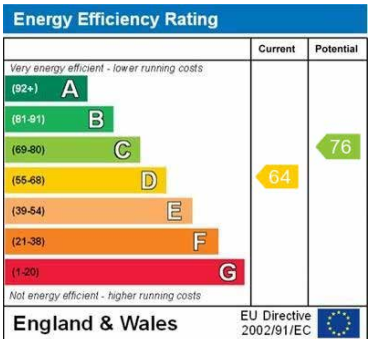
Ground Floor



First Floor



For identification only. Not to scale. © 220712RM



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