



**BESSEMERS, MOOR COMMON, LANE END**  
**PRICE: £1,485,000 FREEHOLD**

**am** ANDREW  
MILSOM

**BESSEMERS  
MOOR COMMON  
LANE END  
BUCKS HP14 3HZ**

**PRICE: £1,485,000 FREEHOLD**

Situated in a superb rural location with outstanding southerly views over open countryside, a four bedroom detached period country house.

**1.25 ACRE GROUNDS:  
FOUR BEDROOMS: TWO BATHROOMS:  
CLOAKROOM: UTILITY ROOM:  
THREE RECEPTION ROOMS:  
FARMHOUSE KITCHEN: BOOT ROOM:  
OIL CENTRAL HEATING:  
DOUBLE GLAZING: OPEN FIREPLACES:  
20FT x 20FT CART STORE: POND:  
SWIMMING POOL: SUPERB VIEWS.**

**TO BE SOLD:** This individual detached country home is set in unique rural location three quarters of a mile from the public highway surrounded by hundreds of acres of Chiltern countryside. This impressive character home provides impressive family accommodation in delightful gardens of 1.25 acres complete with a swimming pool, natural pond and numerous outbuildings. Likely to interest families keen on country pursuits with walks, bridal paths and shoots nearby, Bessemers offers solitude as well as scope for improvement if required. The cottage is located in the hamlet of Moor Common mid-way between the Chiltern villages of Lane End and Frieth. Local shops and primary school can be found in Lane End with more extensive amenities in Marlow including an excellent range of shopping, sporting and social facilities as well as secondary schools. Maidenhead and High Wycombe have railway stations with trains to Paddington and Marylebone respectively as well as junctions to the M4 and M40 motorways. The accommodation comprises:

**PILLARED ENTRANCE** quarry tiled floor, front door to

**RECEPTION HALL:** 12ø x 10ø10 (3.66 x 3.30m) fireplace with wood burning stove, quarry tiled floor, stairs to First Floor, two cupboards, radiator, telephone point, cabinet housing hot water cylinder.

**CLOAKROOM** white suite of low level w.c., pedestal basin, quarry tiled floor, radiator, cupboard.

**SITTING ROOM:** 14ø1 x 11ø8 (4.29 x 3.56m) plus bay window with deep sill, book casing, double glazed door to outside, fireplace with wood burning stove, cabinet, cupboard and radiator.



**DRAWING ROOM:** 19ø x 13ø8 (6.02 x 4.17m) a triple aspect room with open fireplace, quarry tiled hearth and surround, carved Adam style mantle, wood block flooring, double glazed double doors to patio, radiator.

**INNER HALL** with step to Utility Room and door to

**DINING ROOM:** 21ømax x 12ø5 (6.40 x 3.78m) with vaulted and beamed ceiling. This double aspect room has two radiators, door to outside and wooden floor.



**UTILITY ROOM:** 12ø8 x 7ø9 (3.73 x 2.36m) range of wall and base units, single drainer sink with mixer tap, space for fridge freezer, space and plumbing for washing machine and tumble dryer, Grant oil fired boiler with programmer to side, Karndean flooring.



**FARMHOUSE KITCHEN:** 21ø10 x 12ø2 (6.65 x 3.71m) range of wall and base units, granite working surfaces, double oven, ceramic hob with cooker hood, one and a half enamel sinks with single drainer, oil fired two oven Aga with two hot plates, fitted dishwasher, integrated fridge, spot lighting, radiator, space for table, dresser unit and feature open fireplace with bread oven, Karndean flooring, door to

**BOOT ROOM:** quarry tiled floor, stable door, electricity consumer unit, radiator, meter cupboard.

## FIRST FLOOR

**LANDING:** access to loft, spot lighting, walk in linen cupboard with light. Radiator, airing cupboard housing lagged hot water cylinder, immersion heater and shelving.



**BEDROOM ONE:** 19ø10 x 13ø8 (6.05 x 4.17m) a double aspect room with far reaching views over countryside, wardrobe, radiator and door to

**ENSUITE BATHROOM:** white suite of pedestal basin, low level w.c., Jacuzzi bath with shower attachment, tiled wall surrounds, vinyl floor, radiator, spot lighting.



**BEDROOM TWO:** 14ø6 x 13ø(4.42 x 3.96m) plus recess, this double aspect room has wardrobes, book casing, radiator, far reaching views and cabinets.

**BEDROOM THREE:** 13ø8 x 12ø(4.04 x 3.66m) radiator, window with far reaching views, wardrobes.

**BEDROOM FOUR:** 10ø9 x 9ø(3.28 x 2.74m) window with far reaching view, radiator, cast iron fireplace, shelving, cupboard, access to loft.

**BATHROOM** white suite of roll top bath, shower attachment, low level w.c., pedestal basin with tiled surround, corner shower cubicle with mosaic tiling, cupboards, radiator, laminated flooring, spot lighting, access to loft.

## OUTSIDE



Bessemers is approached over its own private driveway to the side of which is an orchard and a large pond. There is parking for numerous vehicles. The formal gardens lie to the south of the property and include a large expanse of lawn with walling and picket fencing. The lawns are interspersed with a variety of shrubs and flower and herbaceous beds. There is an attractive trellis, greenhouse and vegetable garden whilst to the east is a large patio with **SWIMMING POOL** and Summer House, behind which is the filtration plant, screened calor

gas and oil tanks and a fenced herb garden. There is a range of **OUTBUILDINGS** including an **OPEN CART STORE 20' x 20'** (6.10m) with light power, useful loft storage and personal door, a lean to log store, large detached studio/store and one metal and one timber garden shed.

**M42270518**

**EPC BAND: E**

**VIEWING:** this home is located in a rural setting on a working farm. Viewings must be arranged by appointment by contacting our Marlow office on **01628 890707** or **Marlow@andrewmilsom.co.uk**

**DIRECTIONS:** From our Marlow High Street office proceed to the obelisk turning right into Spittal Street, left at the roundabout into Dean Street and continue for four miles until reaching Lane End. Just beyond the top of the High Street take the left turn into Church Road and after half a mile turn left on to Moor Common. Proceed southwards on the main driveway past the letter box and then left at the -Private Driveø sign. Continue on this lane following the signs to Bessemers. You will reach the property having travelled 0.75 miles from the public highway. For satnav please use **HP14 3HT**.

## MONEY LAUNDERING REGULATIONS:

Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in progressing a sale.

For clarification we would wish to inform prospective purchasers that we have prepared these particulars as a general guide. These particulars are not guaranteed nor do they form part of any contract. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings.

NOT TO SCALE

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**Approximate Floor Area**  
House 242.18 sq m - 2,607 sq ft  
Outbuildings 58.78 sq m - 633 sq ft  
Total 300.96 sq m - 3,240 sq ft  
(Gross Internal)

