



Wooburn Town
Buckinghamshire

TIM RUSS
& COMPANY



**Old Bakery Cottage
Wooburn Town
Bucks, HP10 0PW**

- LOVELY GRADE II LISTED 19th CENTURY HOME
- RICH IN CHARACTER AND SPACE WITH UP TO 4 BEDROOMS, TWO BATHROOMS AND THREE RECEPTION ROOMS
- BEAMED WALLS & CEILINGS, SOME VAULTED
- DELIGHTFUL ESTABLISHED GARDEN

Price £935,000 Freehold



The Property

Old Bakery Cottage is a highly individual attached Grade II Listed period home offering excellent living space and character, just a stroll from Wooburn Manor Park with its delightful adjacent countryside, woodland and the River Wye.

The spacious ground floor layout comprises in brief: most welcoming dining hall with French doors to the garden, heavily beamed living room with log burner, family room/office, lovely kitchen/breakfast room with range cooker & garden access and a modern cloakroom.

Two staircases lead from the living room and kitchen to the first floor where there is an impressive vaulted front to back Master bedroom with large ensuite bathroom with independent shower. There are three further bedrooms, two of which interlink, and a separate shower room. The fourth bedroom/study is a versatile room that could be split into a dressing area and study if appropriate.

The property exudes traditional character throughout and has the benefit of having been recently re-roofed.

There is gas central heating to radiators and underfloor heating in the dining hall and bathroom.

Outside

The established rear garden is a pleasure to view with its shaped lawn well stocked beds and shrub borders. There are attractive seating areas, patios and pathways. To the rear of the plot there is a large brick-built store/workshop. Gated side access leads to the front where a wide verandah provides shelter and space for logs/tubs etc.

Location

Wooburn Town is a sought-after Hamlet within Wooburn Green village which nestles in a picturesque valley between Beaconsfield and Bourne End with both offering train services to London. The village centre offers local shops for day to day needs with a few restaurants and public houses and a delightful central Green.

This most alluring setting is on the doorstep of Wooburn Manor Park, the tennis and cricket clubs, the river Wye and surrounding countryside.

Excellent communication links are available nearby with access to the M40 either at Junction 2 (Beaconsfield) or Junction 3 (Loudwater). The M4 is also accessed close by from Marlow. Schooling in

the area is highly regarded being in the catchment area for St Paul's Primary School and, of course, the Buckinghamshire grammar system.

Viewings

Strictly by appointment only on 01494 681122.

Mortgage

Contact your local Tim Russ & Company office who can introduce you to their professional financial advisor.

EPC Rating N/A **Council Tax Band** G

Directions

Proceed from Beaconsfield A40 to the Holtspur roundabout and turn left into Holtspur Lane descending into Wooburn Green. Pass the Green itself and turn left into Town lane. After passing the Park on the left turn first left before the Church and Old Bakery Cottage will be found opposite the junction as the right hand of two attached cottages.

Sat Nav Postcode – HP10 0PW

Ref: 24/



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This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.
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Old Bakery Cottage

Approximate Gross Internal Area

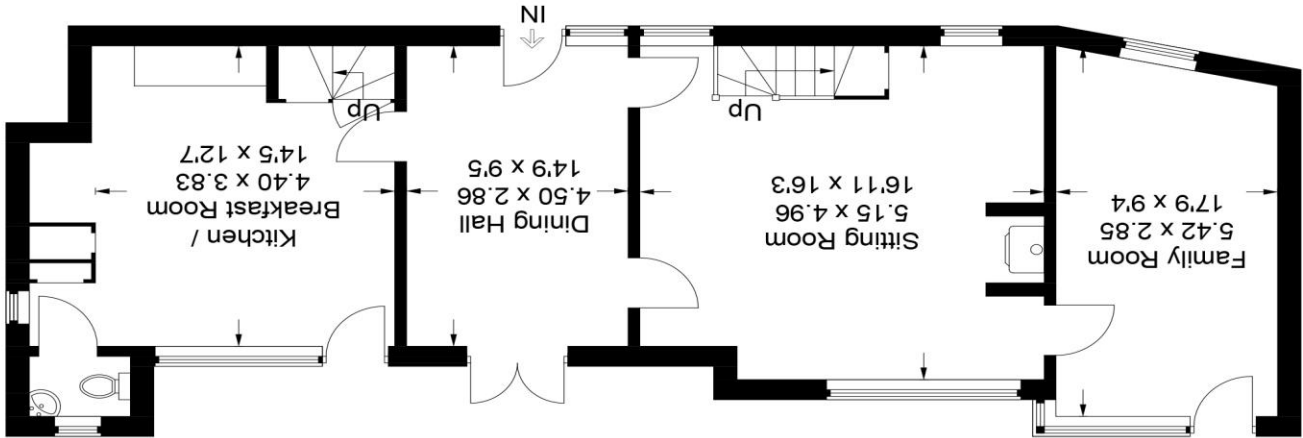
Ground Floor = 75.68 sq m / 815 sq ft

First Floor = 72.42 sq m / 780 sq ft

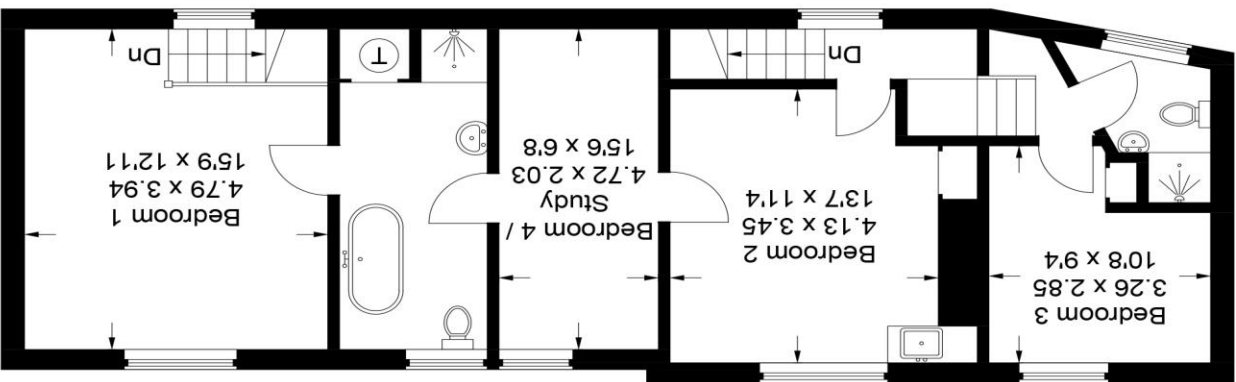
Store = 16.5 sq m / 178 sq ft

Total = 164.6 sq m / 1,773 sq ft

Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)

