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bonners & babingtons

**Bolter End Lane**

**Bolter End**





**Bolter End Lane  
Bolter End  
Buckinghamshire  
HP14 3NF**

- 
- Tenure: Freehold**
  - Guide Price: £475,000**
  - Local Authority: WDC**
  - EPC Rating: D**
  - Council Tax Band: E**





Looking for a project with stunning views then look no further than this idyllic location and this three bedroom cottage. Although requiring some repair and refurbishment this delightful home could be an absolutely fabulous property, Briefly comprising sitting room, dining room, kitchen and cloakroom on the ground floor, three bedrooms (master with en suite) and family bathroom on the first floor other benefits are a mature rear garden with trees, shrubs, decking and summer house / shed. To the front of the property there is a gravel driveway offering off street parking plus fantastic views over Wheeler End Common.

Requiring some refurbishment and repair this property offers so much potential and could be a wonderful rural home, available with no onward chain and vacant possession we strongly recommend an internal inspection to appreciate all this property has to offer.

Bolter End is a hamlet approximately 5 miles to the west of High Wycombe, and 5 miles to the North of Marlow. There is an abundance of walks and bridleways in the vicinity, and local hostelrys and amenities are a short drive away in the village of Lane End. There are excellent rail links into London Marylebone from High Wycombe, and the M40 junction 4 and 5 are a 10-minute drive away.

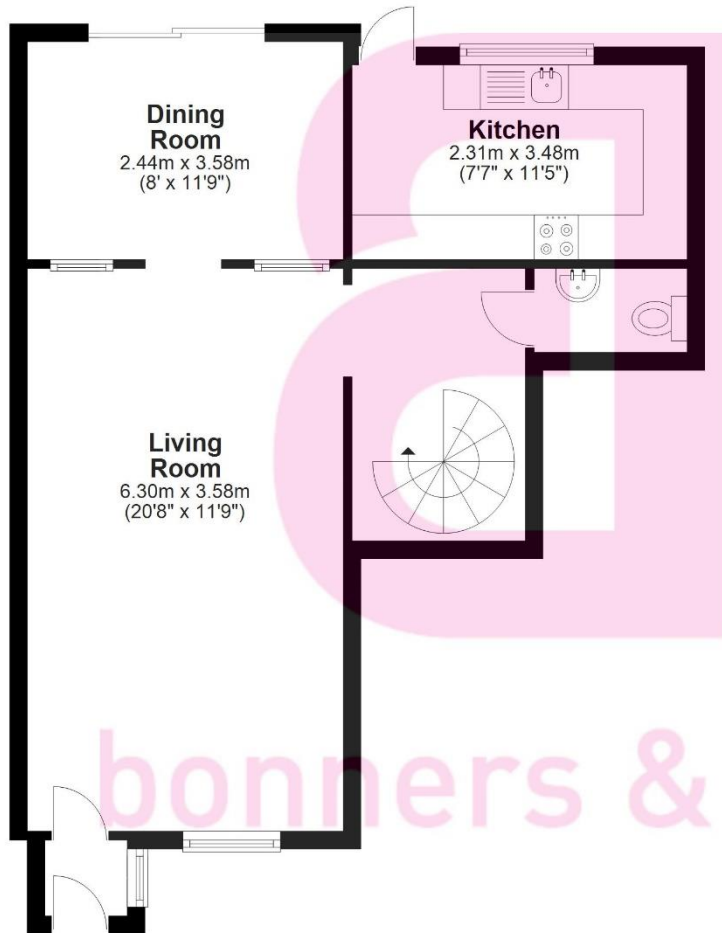


**BONNERS & BABINGTONS offer -**  
**This three bedroom character**  
**cottage situated in a pleasant**  
**rural location with far reaching**  
**views over Wheeler End Common.**  
**Benefitting from en suite, off**  
**street parking and private rear**  
**gardens this property is an ideal**  
**refurbishment opportunity.**



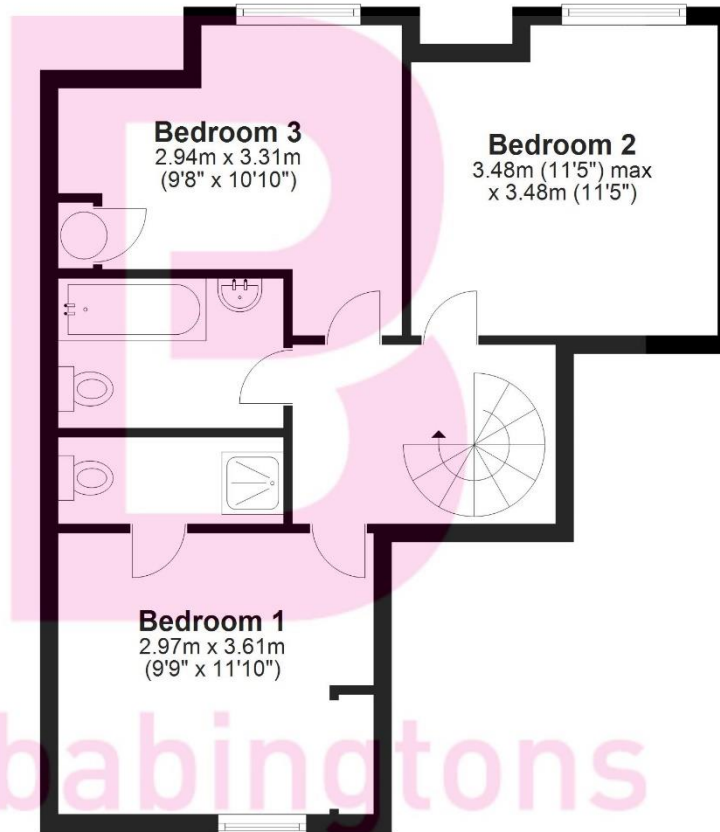
## Ground Floor

Approx. 49.2 sq. metres (529.6 sq. feet)



## First Floor

Approx. 47.2 sq. metres (508.6 sq. feet)



Total area: approx. 96.4 sq. metres (1038.2 sq. feet)

This floorplan is not to scale, it is to be used for guidance and illustrative purposes only. Accuracy is not guaranteed.  
Plan produced using PlanUp.



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### Disclaimer

We endeavour to make our particulars accurate and reliable. They are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate and photographs provided for guidance only. No undertaking is given as to the structural condition of the property, or any necessary consents, or the operating ability or efficiency of any service, system or appliance. Prospective purchasers must satisfy themselves with regard to each of these points. If there is any particular aspect of the property about which you would like further information, please contact us, especially, before you travel to the property. B2170