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Bullocks Farm Lane  
Wheeler End



# Bullocks Farm Lane Wheeler End Buckinghamshire HP14 3NJ

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- Tenure: Freehold
- Guide Price: £750,000
- Local Authority: BCC
- EPC Rating: E
- Council Tax Band: G





Situated in this countryside hamlet and close to Wheeler End Common is this modern 3/4 bedroom detached family home providing spacious and flexible accommodation on a large plot. The entrance lobby provides a double cloaks cupboard and access to the good sized hallway.

There is a good sized dual aspect lounge with log burner fire, separate dining room, family room/study/bedroom 4, cloakroom and a lovely refitted kitchen. On the first floor there is a large dual aspect master bedroom with built in wardrobes and en-suite shower room, two further double bedrooms and a family bathroom.

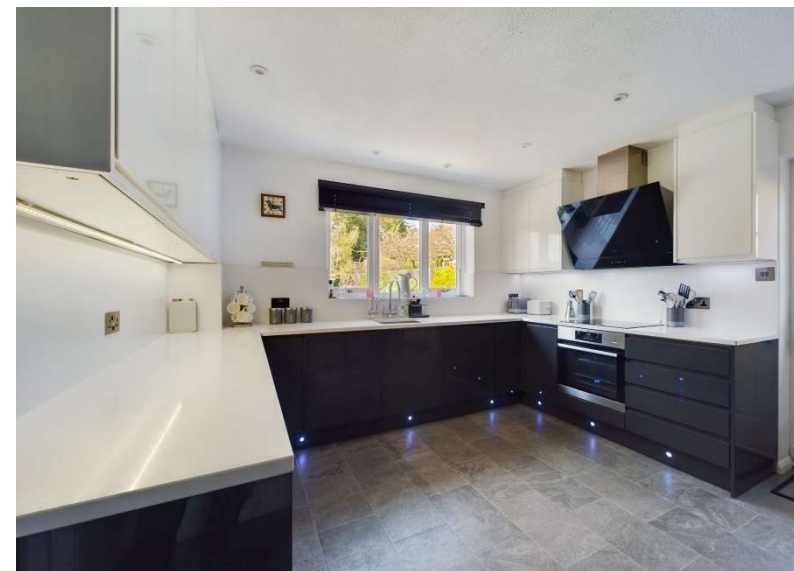
To the front of the property there is a gravelled driveway providing off road parking for numerous cars, detached double garage with electric door and side pedestrian access to the rear garden.

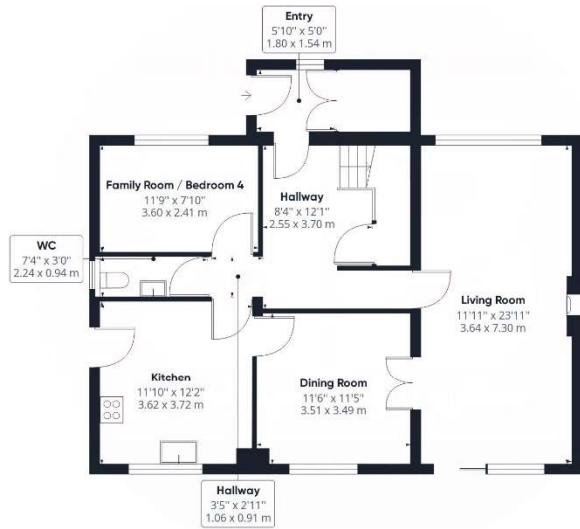
The flat, large rear garden boasts a good sized patio area ideal for `al-fresco` dining, raised garden pond with Koi carp, detached outbuilding ideal as a home office/studio/gymnasium or entertaining room with a cloakroom off. The property also benefits from double glazed windows, electric heating and is situated within a stone`s throw of The Chequers Inn pub and Sunshine Montessori Nursery.



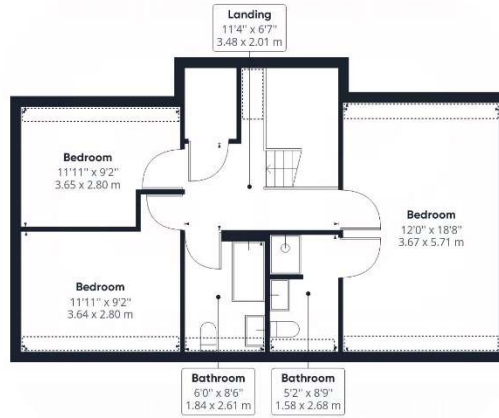
The hamlet of Wheeler End dates back to Anglo Saxon times and is made up mainly of a collection of terraced houses and free standing properties surround the village common. The hamlet is located close to the A40 between West Wycombe and Stokenchurch, north of High Wycombe and the market town of Marlow.

The hamlet is surrounded by arable land belonging to the West Wycombe Estate of Sir Edward Dashwood. The M40 can be accessed at Stokenchurch (J5) and the mainline trains at High Wycombe station can reach central London in 35 minutes.





Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2



Ground Floor Building 3



Approximate total area<sup>(1)</sup>

2160.19 ft<sup>2</sup>  
200.69 m<sup>2</sup>

Reduced headroom

70.76 ft<sup>2</sup>  
6.57 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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