



bonners & rabingtons

Malt House Flats

Hambleden



**Malt House Flats
Hambleton
Buckinghamshire
RG9 3BD**

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- Tenure: Share of Freehold
 - Guide Price: OIEO £450,000
 - Lease Length: 95 years
 - Service Charge: £90 per month
 - Ground Rent: £0
 - Council Tax Band: E



**BONNERS & BABINGTONS offer -
Situating in a SECLUDED, semi
rural location CLOSE TO
HAMBLEDEN VILLAGE this
SPACIOUS two double bedroom
GROUND FLOOR APARTMENT
benefits from a PRIVATE GARDEN,
TWO PARKING SPACES and NO
ONWARD CHAIN.**



Every now and again we are invited to a property where we just go WOW! This delightful two double bedroom ground floor apartment is no exception. Positioned in a secluded and semi rural location hidden away from the outside world this beautifully presented character property offers everything you could need for rural village living. Although only a ten minutes drive to Marlow Town Centre and a short fifteen/twenty minute stroll to Hambleden Village this smashing property would be a great first time, downsize or investment opportunity. As you leave the main Henley Road you are greeted by a very well maintained shingle driveway that sweeps around to the left and into a sizable parking area with plenty of room for residents and visitors. The property itself does have two allocated parking bays but there is plenty of additional space for parking if required. Walking up the footpath between beautifully manicured lawns and flower beds you enter the main door which provides access to the apartment on the left. Entering you are immediately struck by the character and size of the property, stripped wooded doors, wooden beams in the ceilings and the statutory log burner fireplace are all evident in the spacious living room. Beyond this there is a good sized master bedroom with en suite bathroom both maintaining the character styling. To the rear of the property there is a spacious breakfast kitchen which has been refitted by the current owner in the last few years and provides integral appliances including fridge freezer, dishwasher, washer dryer and oven and hob. Next to the kitchen is bedroom two which again is a lovely sized room and has a super convenient shower room right next to it.

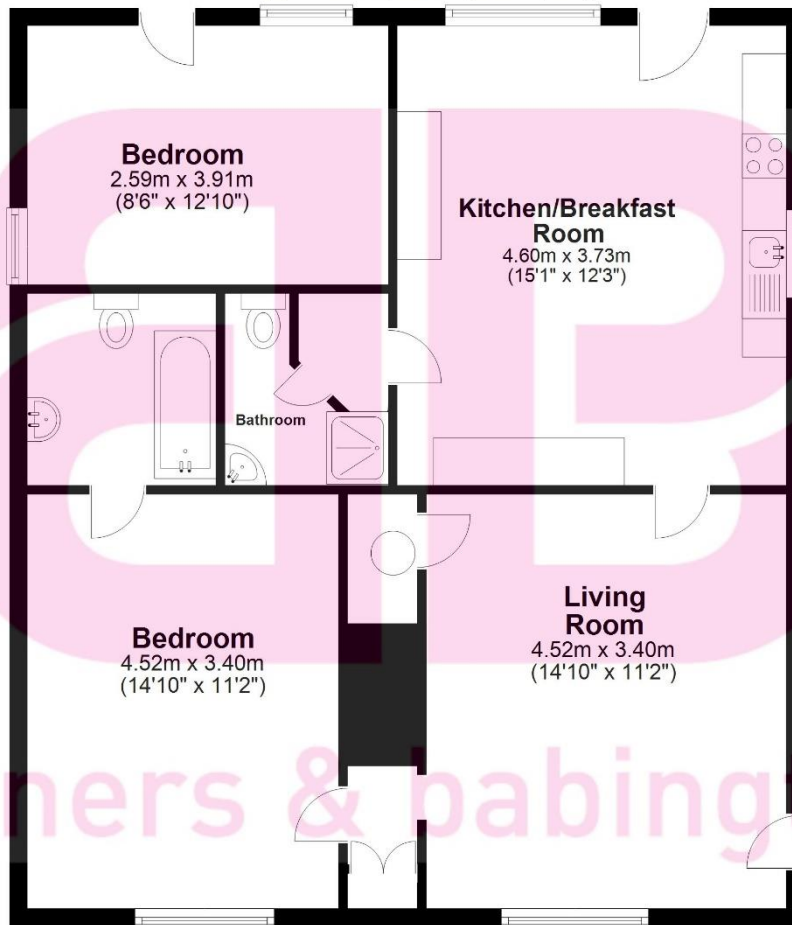
Outside the property has a lovely courtyard garden which can be a little sun trap and is ideal for alfresco dining. To the rear of the garden there is a gate offering access to the allocated brick built shed ideal for the storage of outdoor items. To the front there are well maintained grounds and allocated parking bays. Offered to the market with no onward chain this rarely available property is highly recommended for an internal inspection.

Hambleden is a quaint little village nestling in the Chiltern Hills offering lots of countryside walks and views. With its local convenience shop and lovely pub / restaurant The Stag & Huntsman. Only a short ten minute drive to Marlow this picture box village is considered to be one of the most tranquil places to live in Buckinghamshire.



Ground Floor

Approx. 73.5 sq. metres (791.0 sq. feet)



Total area: approx. 73.5 sq. metres (791.0 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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3 Anglers Court, Spittal Street,
Marlow, Bucks, SL7 3HJ



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01628 333800

www.bb-estateagents.co.uk

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