



bonners & rubingtons

Honey Lane
Hurley



Honey Lane
Hurley
Berkshire
SL6 6RH

- Tenure: Freehold
- OIEO: £700,000
- Local Authority: WMDC
- Council Tax Band: E
- EPC Rating: TBC



Every now and again a property comes to the market that really makes you think "I want to live there!" and this is it! A superb extended three bedroom home situated in a secluded rural location yet only ten minutes drive from Marlow or Henley. On entering the property you are greeted with a light and airy open space with doors leading to living room, kitchen and stairs to first floor. Moving through to the living room, this lovely open space has a cosy feel to it with feature fire place and large window overlooking to lovely rear garden. The kitchen / diner is a fantastic place to entertain guests with a fully fitted kitchen and dining area which comfortably houses an eight seater dining table and has double doors leading to the garden. Through the kitchen there is a very useful utility area with doors front and rear and has a ground floor W.C.

On the first floor there are three double bedrooms and a family bathroom plus access to the loft void and additional storage cupboards. Outside you have a lovely sized rear garden with storage sheds and BBQ / Pizza oven, there is also a secluded bins store with the oil tank. To the front there is an equally lovely garden with a driveway for off street parking. The property also benefits from a garage in a block situated at the rear of the property via a driveway.

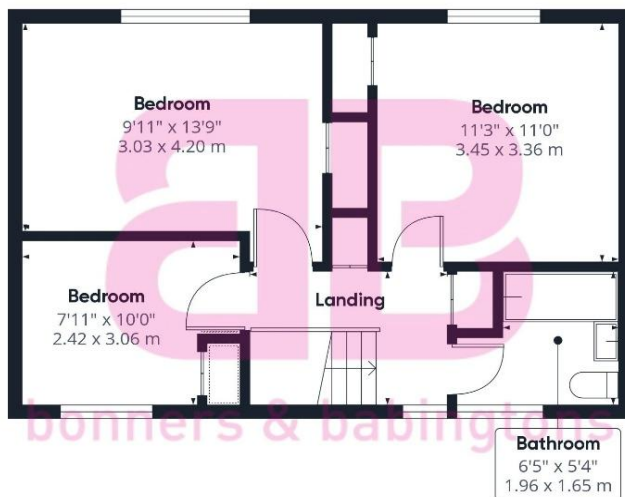
Hurley is an attractive, historic Thames-side village which includes one of the oldest hostleries in Britain, The Olde Bell, dating back to the 12th century. The parish church, which was part of the Priory of St Mary, is also of the same period. The riverside market towns of Marlow and Henley are close by and provide a wide variety of shops and boutiques along with highly renowned restaurants and bars, such as the Michelin starred Hand and Flowers and Cliveden. There is plenty of scope for delightful walks in the surrounding countryside, either along the river on the Thames Path or in the nearby Chilterns. Transport links include the M4 at junction 8/9 to Heathrow Airport and London. Rail links at Maidenhead to Paddington are excellent with Crossrail expected soon. There is a wide selection of highly regarded schools in the vicinity including several primary schools in Marlow and Sir William Borlase's Grammar School. There are also many noteworthy independent schools in the area.

A delightful three bedroom semi detached family home in an idyllic rural location close to Hurley Village. Sitting on a lovely sized corner plot garden this superb property is highly recommended for an internal inspection.





Ground Floor



Floor 1



Approximate total area⁽¹⁾
1034.96 ft²
96.15 m²

(1) Excluding balconies and terraces.

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

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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3 Anglers Court, Spittal Street,
Marlow, Bucks, SL7 3HJ

01628 333800

www.bb-estateagents.co.uk



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