



Blacksmiths Cottage, Marlow Road, Cadmore End, Buckinghamshire, HP14 3PN - £400,000

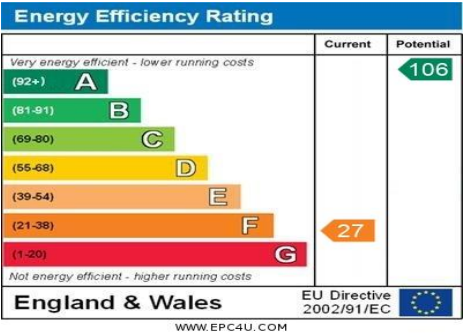
An individual character cottage in a tucked away position.

Living Room With Feature Fire Place | Inner Hall | Shower Room/W.C. | Fitted Kitchen | Large Dining Room | Bedroom Two | Bedroom One To First Floor | Electric Heating | Private Drainage | Large Gardens | Garage To Side | No Chain |

Siding onto Cadmore End Common this unique two bedroom cottage benefits from large South West facing gardens. With character features throughout the accommodation comprises living room with beams and feature fire place, inner hall, shower room/W.C., kitchen, large dining room overlooking gardens, bedroom two and bedroom one to the first floor access via spiral staircase. Electric heating and private drainage. Outside there is an initial large patio area with steps to a large area of lawn and garage to side. Viewing highly recommended.

Price... £400,000

Freehold



LOCATION

Situated in the village of Cadmore End approximately 6 miles from High Wycombe and 5 miles from Thameside Marlow. With a local highly regarded school and surrounded by countryside local amenities can be found in the neighbouring villages of Lane End and Stokenchurch which also provides access to Junction 5 of the M40. The nearby town of High Wycombe provides a 25 minute rail service to London Marylebone as well as direct links to Oxford and Birmingham.

DIRECTIONS

Leave Stokenchurch on the Marlow Road (B482). On entering Cadmore End pass the school on your left hand side and the park in the gravel lay by further down the road on the right hand side. The property is tucked behind Forge Cottage therefore on viewings we will meet you in the layby.

ADDITIONAL INFORMATION

Please note the property has private drainage to cesspit. We have been informed there is an annual subscription of £90.00 towards the upkeep of the single track road.

Council Tax

Band E

EPC Rating

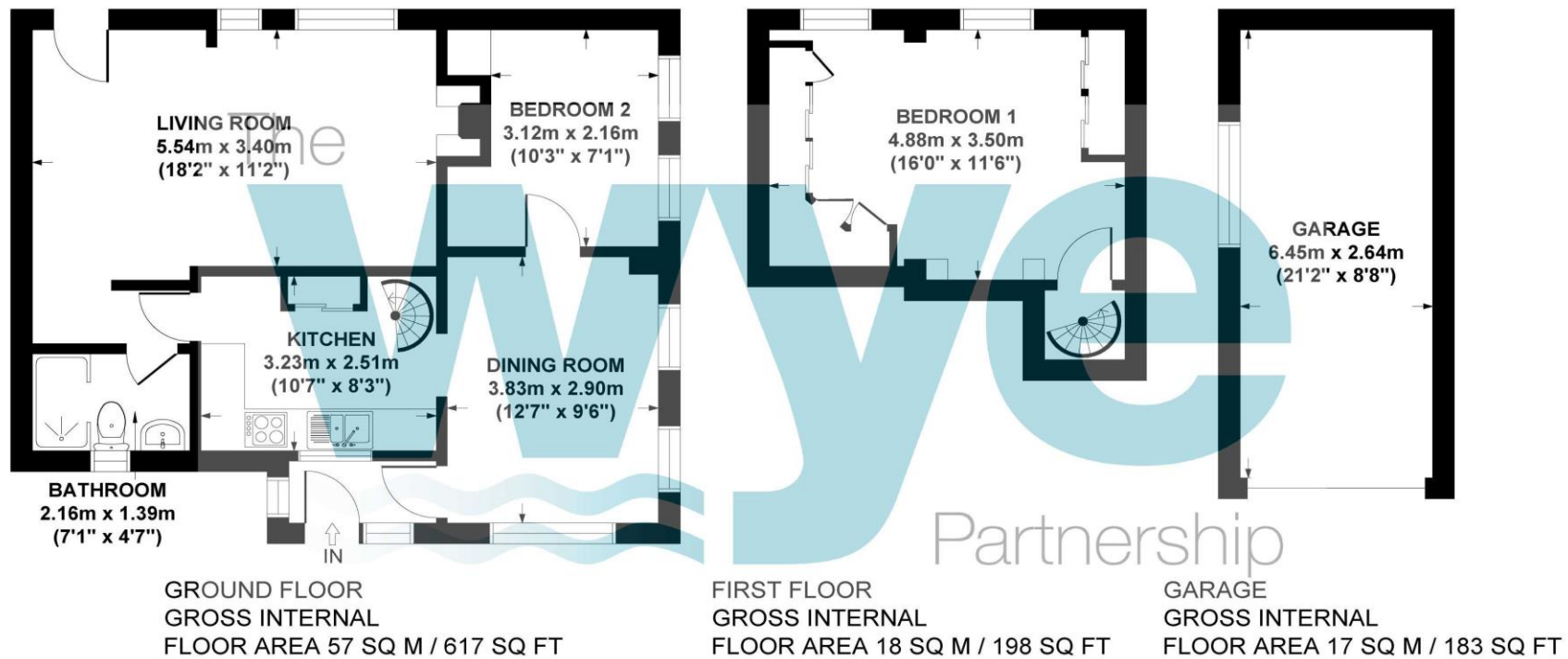
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MORTGAGE

Contact your local Wye Residential office who can introduce you to their Independent Financial Adviser

Whilst we endeavour to make our sales details accurate and reliable they should not be relied on as statements of representation of fact and do not constitute any part of an offer or contract.





BLACKSMITHS COTTAGE, MARLOW ROAD, CADMORE END, HP14 3PN
APPROX. GROSS INTERNAL FLOOR AREA 92 SQ M / 998 SQ FT
(INCLUDING GARAGE)

FLOOR PLAN IDENTIFICATION PURPOSES ONLY -NOT TO SCALE