



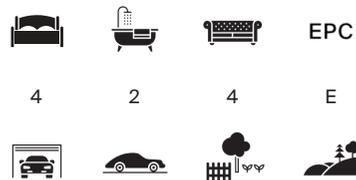
MOOR COMMON, LANE END

HP14 3HU



# CHARMING COTTAGE IN A VILLAGE LOCATION

April Cottage combines historical charm with modern amenities, and excellent ancillary accommodation.



Local Authority: Wycombe District Council

Council Tax band: G

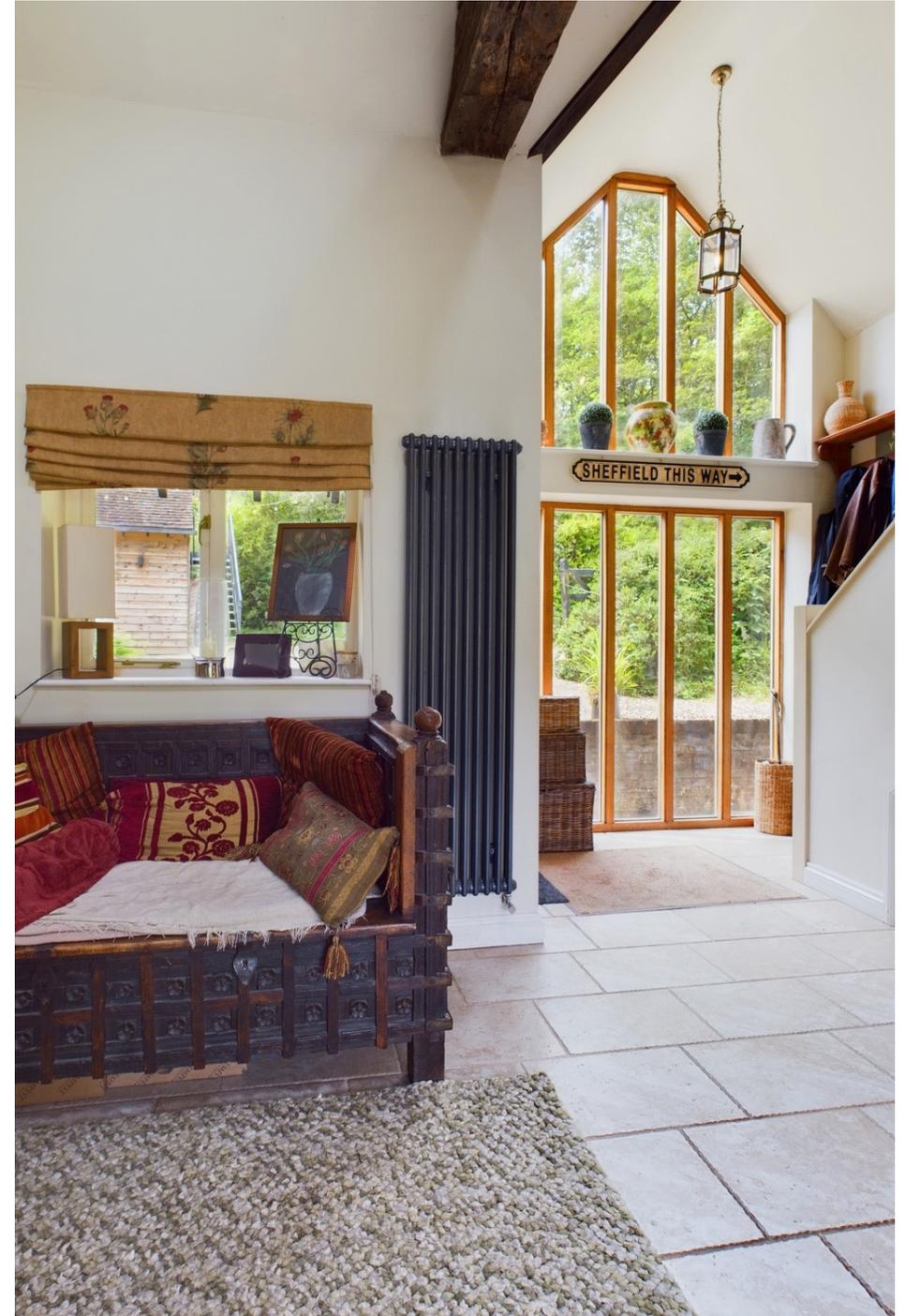
Tenure: Freehold



## APRIL COTTAGE

The Cottage, thought to date back to 1690, is a charming brick and flint property positioned on the edge of the hamlets of Frieth and Moor Common. Entering through the original front door, you are greeted by a hallway with space for coats and shoes. The ground floor features a cosy lounge, a spacious country kitchen with a traditional Aga, and a dining room with a wood burner. The living room and family room are filled with natural light, thanks to high ceilings and large windows.

The principal bedroom includes a freestanding bath overlooking the rear garden, ensuring privacy. There are a further three generously sized bedrooms providing comfortable accommodation for family and guests, one of which has an en suite bathroom. There is a flat above the garage and a garden / office studio.







## SITUATION

Positioned near the village of Frieth, the property provides a perfect blend of rural tranquillity and modern convenience. The picturesque local countryside features rolling hills and ancient woodlands. This area is filled with villages that often serve as filming locations due to their timeless charm. Frieth Primary School is conveniently located 0.6 miles away. High Wycombe's vibrant town centre, approximately 5 miles away, offers a variety of shopping, dining, and entertainment options. The town also hosts the Eden Shopping Centre, featuring a broad range of retailers and eateries. Marlow like Henley is a wonderful riverside market town with great retail shops and restaurant. April Cottage is within catchment for Sir William Borlase Grammar School and three other Grammar Schools. Nature enthusiasts will enjoy the numerous walking and cycling paths that meander through the surrounding countryside, allowing for year-round outdoor activities. The nearby Chiltern Hills, an Area of Outstanding Natural Beauty, provide further opportunities for exploration and leisure.

Commuters will appreciate the excellent transport links. High Wycombe station, 5 miles away, provides regular services to London Marylebone with journey times of around 30 minutes. Maidenhead Great Western and Elizabeth Line – Paddington in 19 mins. Additionally, the M40 motorway is easily accessible, facilitating straightforward routes to London, Oxford, and Birmingham.

All times and distances are approximate.



## GARDENS & GROUNDS

One of the standout features of April Cottage is its impressive plot. Surrounded by 2.5 acres of woodland, the 1 acre garden includes a sociable sun terrace and several seating areas for al-fresco dining. Children can enjoy playing football and cricket, and enjoy the woodlands close by. Additional amenities include a garage, a fully equipped gym, and a self-contained studio with a kitchenette and en suite shower facilities, ideal for guests or as a rental space. The property is a blend of comfort, style, and practicality, making it an ideal home for those seeking a tranquil yet luxurious lifestyle.

### DIRECTIONS

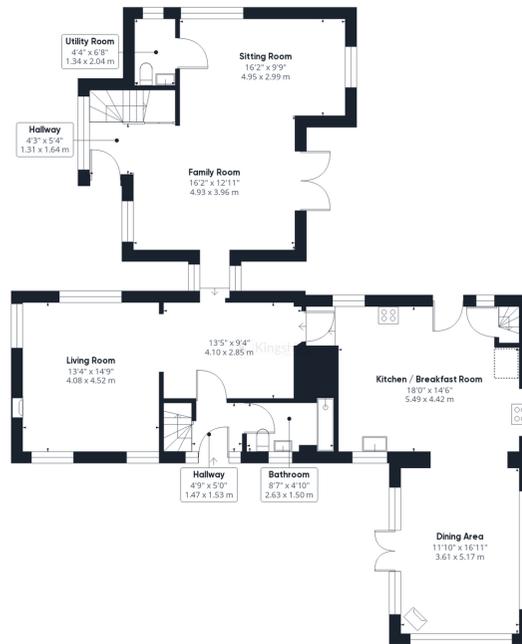
From the Henley office, turn right on to Hart Street. At the traffic lights, turn right into Bell Street and continue out of Henley towards Marlow; after approximately 3 miles, turn left at Mill End and continue on Skirmett Road until you reach Colstrove Lane on your right. Take a left turn to Moor Common via Freith. Once you reach Moor Common, continue until you reach Church Road, turn right, and immediately right again on a private drive. The property can be found at the end of this lane.

Whats3words:/// soil.thrillers.diamond









Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2



Floor 1 Building 2



Ground Floor Building 3

Approximate Gross Internal Area = 291.55 sq m / 3138.25 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)

We would be delighted  
to tell you more.

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