



FAIRVIEW COTTAGE, FLACKWELL HEATH
PRICE: £775,000 FREEHOLD

am ANDREW
MILSOM

**FAIRVIEW COTTAGE
FAIRVIEW LANE
FLACKWELL HEATH
BUCKS HP10 9BD**

PRICE: £775,000 FREEHOLD

A characterful cottage situated on a private no-through road with outstanding views to the rear overlooking the rolling countryside with potential to further extend STPP.

**SOUTH FACING 152FT REAR GARDEN:
DATING BACK TO THE 1800's:
THREE BEDROOMS TO FIRST FLOOR ALL
WITH EXPOSED BEAMS:
ONE BEDROOM TO THE GROUND FLOOR:
BATHROOM AND SHOWER ROOM:
OPEN PLAN KITCHEN/BREAKFAST/LIVING
ROOM: SEPARATE DINING ROOM:
GARDEN OFFICE/GYM: GARAGE:
DRIVEWAY PARKING:
DOUBLE GLAZED WINDOWS:
GAS CENTRAL HEATING:**

TO BE SOLD: Fairview Cottage is an attractively quirky cottage with versatile, characterful accommodation, cleverly extended and thoughtfully modernised whilst retaining much of its original charm with beamed ceilings and a log burning stove. The kitchen and bathroom have been sympathetically upgraded and there is a useful garden building currently used as a gym. As the name would suggest, the rear garden boasts far reaching rural views, arguably some of the best in Bucks. Flackwell Heath village centre which has a range of amenities for day to day needs including shopping, sporting and social. Schooling in the area is highly regarded. The M40 motorway is either accessible at Junction 3 (Wycombe East) or at Junction 2 (Beaconsfield) and there are railway stations in nearby Bourne End and also in Beaconsfield linking to the Elizabeth Line via Maidenhead and London Marylebone respectively. The accommodation comprises:

The private gated entrance leads you to the pretty courtyard garden with side access to the garage, garden shed and front door.



DINING ROOM a split-level room with one part being used as a dining room with cast iron wood burner, solid oak mantle, double glazed window with retro radiator under. Opening into further reception area with beamed ceilings, built in under stairs storage, radiators and access to the staircase. Door to

BATHROOM: with slipper bath with mixer taps and shower spray, pedestal wash hand basin, low level wc, heated towel rail, double glazed frosted windows,

KITCHEN BREAKFAST/SITTING ROOM



Kitchen/Breakfast Area: A country cottage style kitchen, recently refitted to a high standard with shaker floor units with granite work surfaces, space for range cooker with extractor over and subway tiled splashback, a matching kitchen island with Belfast sink with brass mixer taps and carved drainer, plug sockets, breakfast bar, part exposed brick wall, space for American style fridge tiled floor, casement doors opening onto patio



Sitting Area: a double aspect room with double glazed windows to the front and double-glazed French doors to the rear, tv aerial point.

GROUND FLOOR BEDROOM a rear aspect room overlooking the garden, double glazed window, radiator.



SHOWER ROOM a recently re-fitted room with suite comprising low level wc, pedestal wash hand basin, shower cubicle with rainforest shower head and separate spray, glass partition, radiator/towel rail, frosted double glazed window. Part tiled walls and floor.

STUDY double glazed window to side, store cupboard, wooden floor.

FIRST FLOOR LANDING With exposed beam ceiling and matching solid wood doors to each room,



BEDROOM ONE a large bedroom with outstanding views overlooking the countryside, vaulted beamed ceiling, double glazed windows with retro radiator under and plantation shutters.

BEDROOM TWO exposed beamed ceiling with feature brick wall, bespoke built in wardrobes, double glazed window to side with radiator under, wooden flooring.

BEDROOM THREE exposed beamed ceiling and wall, double glazed window to front with radiator under, wooden floor, sliding barn door.

OUTSIDE

GYM/HOME OFFICE a multi-purpose room with power and light.



REAR GARDEN with a paved seating area to the rear of the garden with the majority laid to lawn. The south aspect garden extends to 152ft and benefits mature edging and a private, levelled bbq area to the rear overlooking the rolling countryside beyond.



FRONT GARDEN The driveway provides parking for two/three cars directly in front of the **GARAGE** which benefits from a metal up and over door, light and power.



BOU 136 EPC BAND: E

COUNCIL TAX BAND: E

VIEWING Please contact our Bourne End office bourneend@andrewmilsom.co.uk or 01628 522 666.

DIRECTIONS: Using the postcode HP10 9BD the entrance to the property can be found down the private Fairview Lane.

MONEY LAUNDERING REGULATIONS:

Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in progressing a sale. For clarification we would wish to inform prospective purchasers that we have prepared these particulars as a general guide. These particulars are not guaranteed nor do they form part of any contract. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets, fixtures and fittings.

Letting and Management: We offer a comprehensive range of services for landlords. Please call **01628 816590** for further details.

**DRAFT DETAILS
AWAITING CLIENTS APPROVAL**

Approximate Gross Internal Area
 Ground Floor = 76.6 sq m / 824 sq ft
 First Floor = 34.3 sq m / 369 sq ft
 Garage / Gym / Home Office = 26.3 sq m / 283 sq ft
 Total = 137.2 sq m / 1476 sq ft

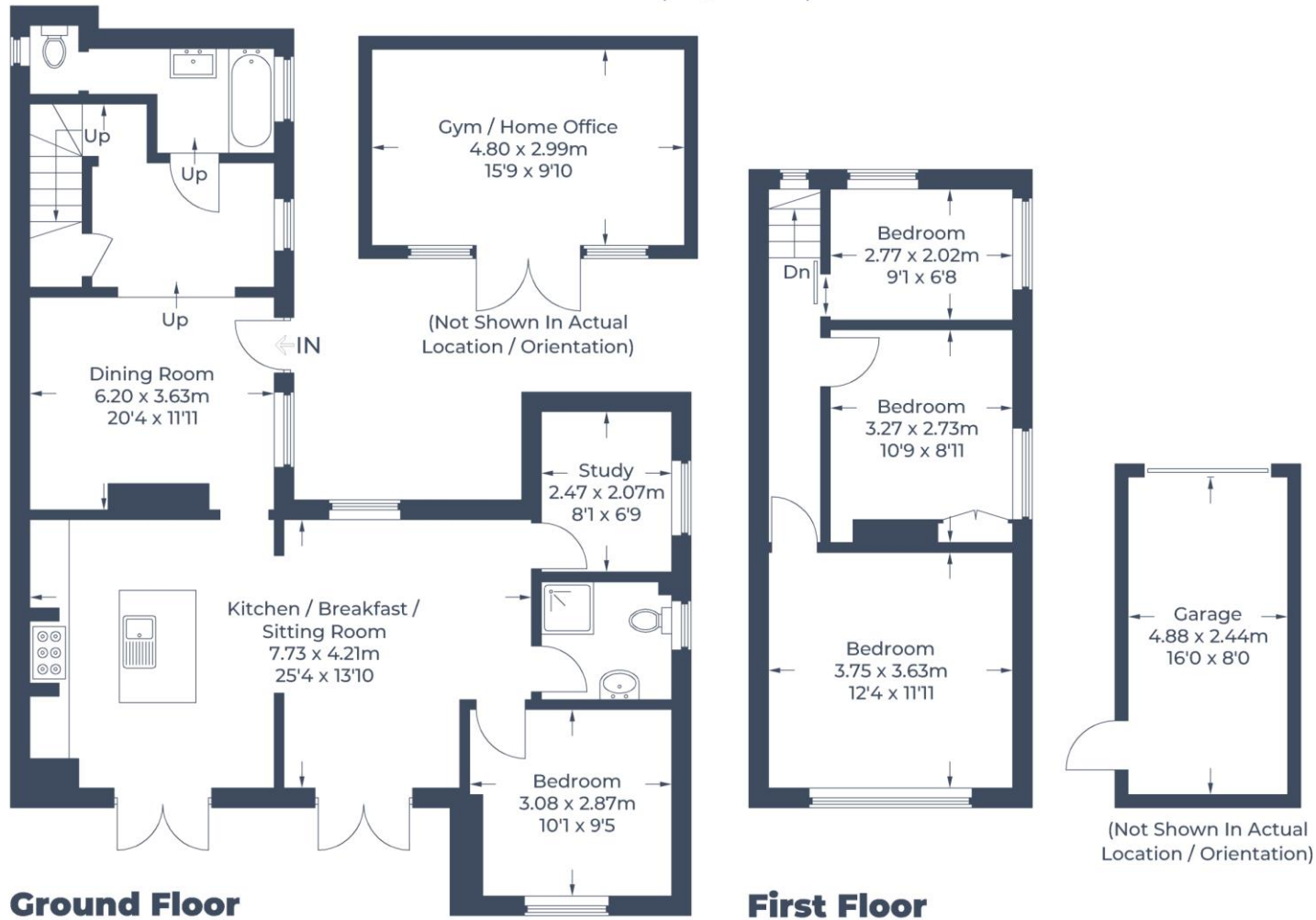


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 measurements are approximate, not to scale.
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