



**OLD BAKERY COTTAGE, WOOBURN TOWN**  
**PRICE: £845,000 FREEHOLD**

**am** ANDREW  
MILSOM



## OLD BAKERY COTTAGE

TOWN LANE  
WOOBURN TOWN  
BUCKS HP10 0PW

**PRICE: £845,000 FREEHOLD**

A spacious and highly individual Grade II Listed attached home just a stroll from Wooburn Manor Park in this popular period hamlet between Beaconsfield and Marlow.

**LOVELY PRIVATE GARDENS THREE/FOUR BEDROOMS (TWO INTERLINKING) BATHROOM ENSUITE AND SHOWER ROOM BEAMED SITTING ROOM WITH FIREPLACE DINING HALL WITH FRENCH DOORS FAMILY ROOM: KITCHEN/BREAKFAST ROOM: CLOAKROOM: GAS CENTRAL HEATING TO RADIATORS: RICH IN CHARACTER: LARGE GARDEN WORKSHOP**

**TO BE SOLD:** Formerly two cottages, Old Bakery Cottage has its own distinctive personality and lay out that includes some truly delightful rooms with traditional features and modern fittings combining well. There are three individual reception areas plus a farmhouse style kitchen and cloakroom on the ground floor and four bedrooms (two interlinking) on the first floor served by a large bathroom and separate shower room. There are two staircases, internal & external beam work, a fireplace with log burner, a new roof and a large garden store at the rear of beautiful landscaped and private gardens. Old Bakery House enjoys a delightful park side setting in this picturesque small hamlet between Wooburn Green and Bourne End making it convenient for access to the M4 & M40/M25 and the Chiltern rail service at Beaconsfield. Schooling in the area is highly regarded being in the St Paul's Primary catchment and the Bucks Grammar School catchment.

Front door to

**DINING HALL** with tiled floor & underfloor heating, French door to garden, two doors to sitting room and door to kitchen.



**KITCHEN/BREAKFAST ROOM** a treble aspect beamed room with stable door to garden and fitted with a range of modern units with stone/beece work surfaces incorporating a butler sink with mixer tap. Recessed range cooker with extractor above, space for fridge/freezer, space and plumbing for washing machine & dishwasher, tiled floor. Door with stairs rising to first floor. Concealed gas fired boiler. Large storage cupboard with space & vent for a tumble dryer, door to cloakroom.



**CLOAKROOM** with wash hand basin, low level wc, window.

**SITTING ROOM** a lovely beamed room with brick fireplace housing log burner, second staircase, aspect front and rear, door to family room.



**FAMILY ROOM** with stable door to garden, aspect to front and rear.

**FIRST FLOOR** accessed via the sitting room & kitchen

**MASTER BEDROOM** a lovely vaulted and beamed room with aspect to front and rear, door to



**ENSUITE BATHROOM** exceptionally spacious with traditional style bath, wash hand basin with cupboard



below, low level wc, independent shower cubicle, underfloor heating, airing cupboard housing hot water tank.



**BEDROOM TWO** a spacious beamed double room with aspect to rear, vanity wash hand basin, fitted wardrobe cupboards, door to bedroom four/study.



**BEDROOM THREE** with aspect to rear, access to loft space.

**BEDROOM FOUR/STUDY** potentially a multi-purpose room with aspect to rear, door to bathroom and bedroom two.

**SHOWER ROOM** with shower cubicle, wash basin

and low level wc, window.

## OUTSIDE

The **GARDENS** are a splendid feature of the property with shaped level lawn, well stocked borders and beds. There are attractive seating areas, patios and pathways. To the rear of the plot there is a large brick-built store/workshop. Gated side access leads to the front where there is a wide verandah providing shelter and space for logs/tubs.



**Ref: BOU 216                      EPC BAND: N/A**  
**COUNCIL TAX BAND G**

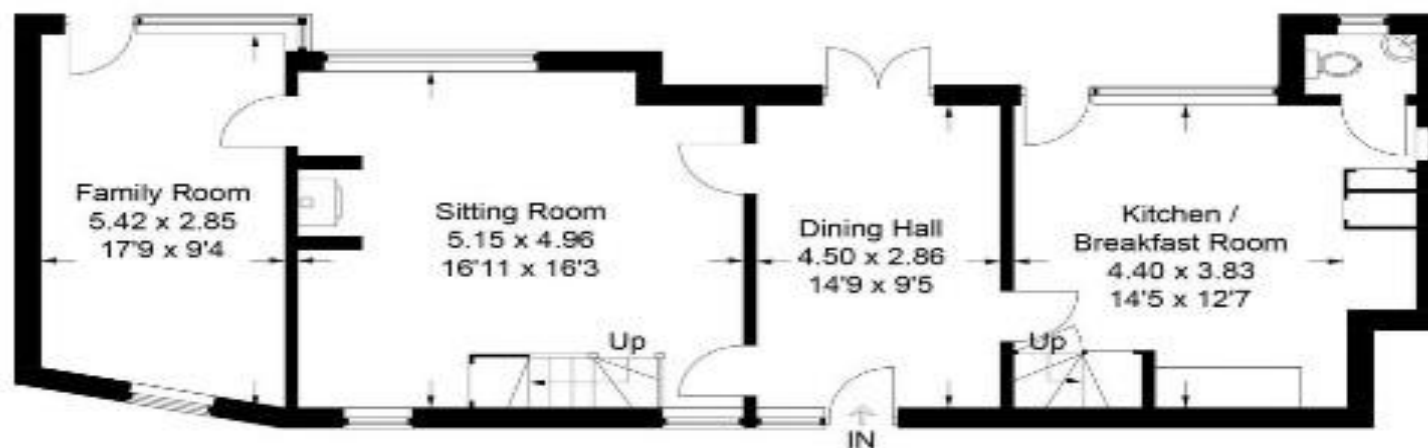
**VIEWING:** To avoid disappointment, please arrange to view with our **Bourne End office on 01628 522666**. We shall be pleased to accompany you upon your inspection.

**DIRECTIONS:** from our Bourne End office in The Parade turn right and at the mini roundabout turn left into Cores End Road. Continue to the next roundabout turning left in the direction of Wooburn Green and continue along this road for approximately a third of a mile where The Old School House can be found on the left-hand side opposite Wooburn Church.

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.



**First Floor**



**Ground Floor**

### **Old Bakery Cottage**

Approximate Gross Internal Area  
 Ground Floor = 75.68 sq m / 815 sq ft  
 First Floor = 72.42 sq m / 780 sq ft  
 Store = 16.5 sq m / 178 sq ft  
 Total = 164.6 sq m / 1,773 sq ft