



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/beechn 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

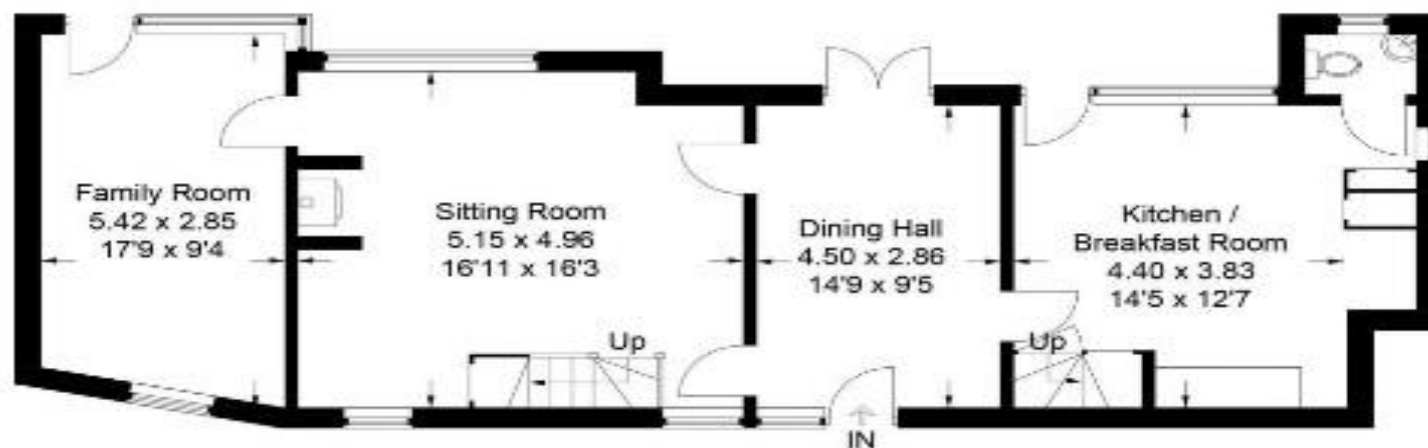
VIEWING: To avoid disappointment, please arrange to view with our **Bourne End office on 01628 522666**. We shall be pleased to accompany you upon your inspection.

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 turning right after the Old Bell Pub into Wooburn Town where The Old Bakery will be found just beyond the church on the right hand side towards the park.

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