



CONISTON, CHURCH ROAD, LANE END
PRICE: £1,250,000 FREEHOLD

am ANDREW
MILSON

**CONISTON
CHURCH ROAD
LANE END
BUCKS HP14 3HN**

PRICE: £1,250,000 FREEHOLD

An attractive detached family home providing extremely well kept and thoughtfully extended living accommodation worthy of an internal inspection.

**LANDSCAPED REAR GARDEN WITH SUPERB VIEWS OVERLOOKING FARMLAND TO THE REAR:
MAIN BEDROOM WITH ENSUITE SHOWER ROOM: THREE FURTHER BEDROOMS:
FAMILY BATHROOM: ENTRANCE HALL:
CLOAKROOM: TRIPLE ASPECT SITTING ROOM WITH ORANGERY:
DINING ROOM: FAMILY ROOM: STUDY:
REFITTED KITCHEN/BREAKFAST ROOM:
UTILITY ROOM: DOUBLE GLAZING:
GAS CENTRAL HEATING TO RADIATORS:
AMPLE DRIVEWAY PARKING:
DETACHED DOUBLE GARAGE.**

TO BE SOLD: dating back to the late 1920's and substantially extended and improved over recent times, a mature four bedroom detached family home situated in this semi-rural setting between both Lane End and Frieth village centres and enjoying private landscaped gardens to the rear and a stunning view over open countryside beyond. Lane End village has shops for day-to-day needs, school and doctors surgery whilst more extensive facilities can be found in Marlow and High Wycombe. The M40 is accessible at Handy Cross (Junction 4) for Oxford, Birmingham and London. There are railway stations at Marlow and High Wycombe serving Paddington via Maidenhead and Marylebone respectively. The accommodation comprises:
Part glazed front door to **ENTRANCE HALL** side aspect double glazed window, radiator,

stairs to First Floor Landing with storage cupboard under.

CLOAKROOM comprising low level w.c., vanity wash hand basin, double glazed frosted window, radiator.



SITTING ROOM triple aspect room with double glazed windows and doors to garden through the **Orangery**, brick fireplace with inset log burner, television aerial point, radiator.



DINING ROOM front aspect room with double glazed bay window, radiator.

FAMILY ROOM side aspect room with double glazed window, feature fireplace with inset log

burner and quarry tiled hearth, recessed display shelving and cupboards to either side, radiator.

STUDY rear aspect room with double glazed window, fitted shelving, radiator.



KITCHEN/BREAKFAST ROOM refitted with an extensive range of shaker style floor and wall units, corian work surfaces, five burner gas hob with extractor fan over, tall cupboard housing two electric ovens and warming drawer, microwave, integrated fridge freezer, one and a half bowl sink unit, pan drawers, carousel corner cupboard, integrated dishwasher, dual aspect double glazed windows and doors to garden, quarry tiled flooring, door to

REAR LOBBY quarry tiled flooring, door to outside and door to

UTILITY ROOM useful storage cupboards, space and plumbing for washing machine and tumble dryer, wall mounted central heating boiler (installed in 2024), double glazed window.

FIRST FLOOR

LANDING rear aspect, double glazed window providing superb views to the rear, access to insulated and boarded loft space with fitted ladder, radiator, airing cupboard.



BEDROOM ONE front aspect room with double glazed window, radiator, door to

ENSUITE SHOWER ROOM comprising tile and glazed shower cubicle, vanity wash hand basin, low level w.c., radiator, double glazed frosted window.



BEDROOM TWO dual aspect room with double glazed window providing superb views, radiator.

BEDROOM THREE front aspect room with double glazed window, built in wardrobe, radiator.

BEDROOM FOUR side aspect room with double glazed window, radiator.

FAMILY BATHROOM comprising enclosed panel bath with mixer taps and shower attachment, separate tile and glazed shower cubicle, vanity wash hand basin, low level w.c., double glazed window with superb views, radiator.

OUTSIDE

TO THE FRONT of the property the driveway is accessed via a five bar gate where there is ample shingled driveway parking in front of

DETACHED DOUBLE GARAGE with light, power wiring for electric car charger, overhead storage space.



Gated side access leading to **THE REAR GARDEN** which is a superb feature of this property with large paved and decked entertaining area with steps down to the remainder of the garden which is predominantly laid to lawn with shaped hedge surround and

views over farmland and open countryside beyond. Vegetable patch, timber garden shed.



M48030924

EPC BAND: C

COUNCIL TAX BAND: TBC

VIEWING: Please contact our Marlow office homes@andrewmilsom.co.uk or **01628 890707**.

DIRECTIONS: using the postcode **HP14 3HN** and travelling from Lane End village centre Coniston can be found on the left hand side identified by an 'Andrew Milsom' For Sale board.

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.

Approximate Gross Internal Area
 Ground Floor = 109.6 sq m / 1,180 sq ft
 First Floor = 74.0 sq m / 796 sq ft
 Garage = 31.6 sq m / 340 sq ft
 Total = 215.2 sq m / 2,316 sq ft

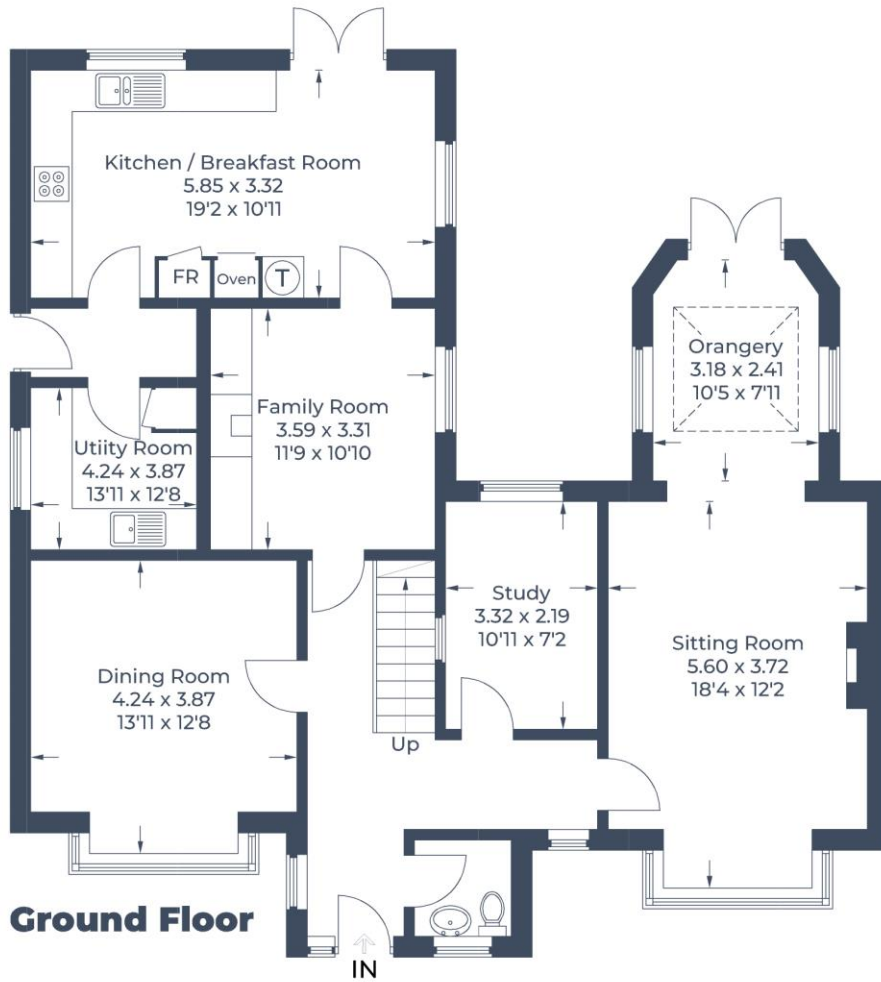


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 measurements are approximate, not to scale.
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