



HOLLY HOWE, ROCKWELL END, HAMBLEMEN
PRICE: £775,000 FREEHOLD

am ANDREW
MILSOM

**HOLLY HOWE
ROCKWELL END
HAMBLEDEN
NR. MARLOW
BUCKS. RG9 6NG**

PRICE: £775,000 FREEHOLD

Set in a delightful hamlet approximately five miles west of Marlow and with superb views over adjoining countryside, a three bedroom detached brick and flint period home being sold with no onward chain.

**0.4 ACRE GARDENS: THREE BEDROOMS:
BATHROOM: CLOAKROOM: KITCHEN:
UTILITY ROOM: DINING ROOM:
LIVING ROOM WITH OPEN FIREPLACE:
OIL CENTRAL HEATING:
DOUBLE GLAZING: ATTACHED GARAGE:
AMPLE PARKING. SUPERB VIEWS.
NO ONWARD CHAIN.**

TO BE SOLD: situated in the peaceful hamlet of Rockwell End on high ground and forming part of the sought after Hambleden Valley, a three bedroom brick and flint detached period home extended to the rear and set in superb gardens of 0.4 acres. The property occupies an unspoilt position with outstanding views over adjoining Chiltern countryside and is being sold with no onward chain. An internal inspection will reveal a delightful home of much character and charm with exposed beams, an inglenook fireplace to the living room whilst the majority of rooms overlook the superb gardens. Rockwell End is located approximate five miles from Marlow and seven miles from Henley, both towns providing a wide range of shopping, schooling and leisure facilities and are served by a bus route. The M4 and M40 motorways are accessible at Maidenhead and High Wycombe respectively which also offer fast access to London by rail. The accommodation comprises:

ENTRANCE PORCH tiled floor, front door.

ENTRANCE HALL radiator, stairs to First Floor, cupboard, door to Utility Room.

CLOAKROOM low level w.c., basin, radiator.

UTILITY ROOM plumbing for appliances, cupboard, working surface, door to outside.

KITCHEN wood fronted cupboards, single drainer sink unit, mixer tap, appliance space, radiator, larder, cooker hood, quarry tiled floor.



DINING ROOM oak bench seating, serving hatch, two radiators, beamed ceiling.



LIVING ROOM a superb room double aspect room with beamed ceiling, three radiators, quarry tiled sills, open brick fireplace.



UTILITY ROOM space and plumbing for washing machine, wall cupboard, working surface, double glazed door to outside.

FIRST FLOOR LANDING radiator, access to loft.



BEDROOM ONE radiator, double glazed window with view over garden to farmland beyond.

BATHROOM white suite of low level w.c., pedestal basin, panelled bath, Bristan shower unit, airing cupboard with hot water cylinder, tiled walls.



BEDROOM TWO radiator, beams.

BEDROOM THREE radiator.

OUTSIDE



The property is set in delightful grounds of **0.4 ACRES** which include a gravelled driveway with hedgerow, panel fencing, rockery bed with an undulating lawn (including with a putting green), raised beds, herbaceous border, trees and hedgerow, There is an oil tank, side access to the north of the property with door to Utility Room, log store and boiler cupboard with oil fired boiler. The majority of

the lawns lie to the south and west of the property and are enclosed by mature hedgerow but still have outstanding views over open countryside. **ATTACHED GARAGE** up and over door, light, power and door to Porch.



M48071024

EPC BAND E. COUNCIL TAX BAND: G

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

DIRECTIONS: using the postcode **RG9 6NG** Holly Howe will be found in the village indicated by the Andrew Milsom 'For Sale' sign.



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.



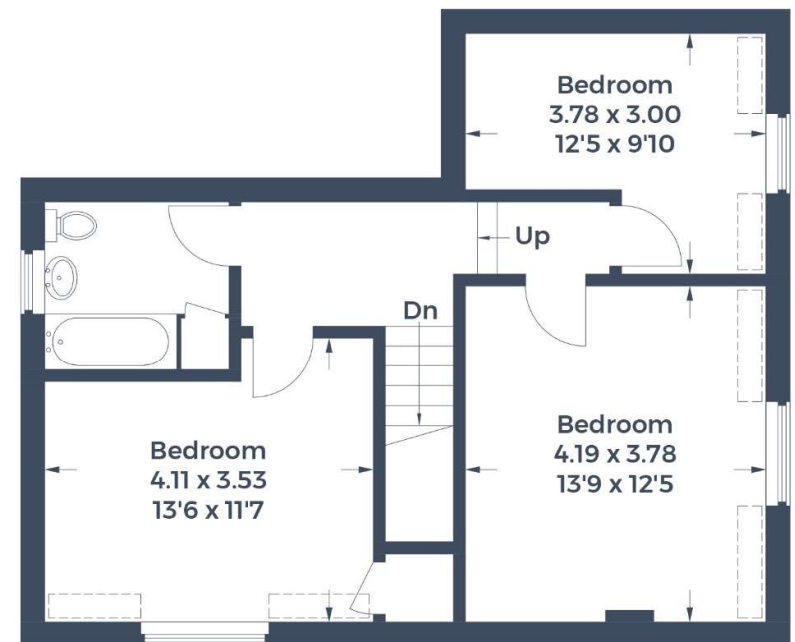
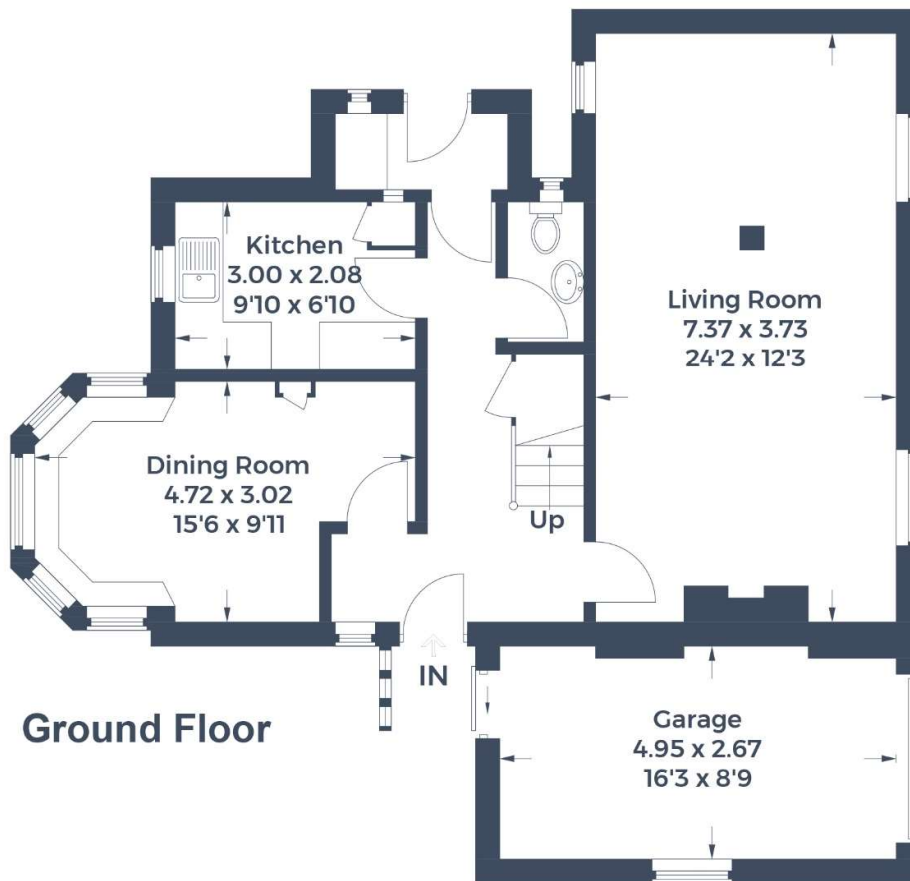
Letting and Management: We offer a comprehensive range of services for landlords. Please call **01628 816590** for further details.

**DRAFT DETAILS
 AWAITING CLIENTS APPROVAL**

Approximate Gross Internal Area
 Ground Floor = 61.9 sq m / 666 sq ft
 First Floor = 55.1 sq m / 593 sq ft
 Garage = 13.6 sq m / 146 sq ft
 Total = 130.6 sq m / 1,405 sq ft



= Reduced headroom below 1.5m / 5'0



First Floor

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.