



DENHAM FARM, WHEELER END
PRICE: £1,600,000 FREEHOLD

am ANDREW
MILSOM

**DENHAM FARM
BULLOCKS FARM LANE
WHEELER END
BUCKS HP14 3NQ**

PRICE: £1,600,000 FREEHOLD

Perched on high ground with superb views over Chiltern Countryside, a six bedroom Georgian Grade Two listed brick & flint former farmhouse providing exceptional family accommodation over three floors in a pretty village just five miles north of Marlow.

**ONE ACRE GROUNDS: SIX BEDROOMS:
THREE BATH/SHOWER ROOMS:
THREE RECEPTION ROOMS:
OAK FRAMED FARMHOUSE KITCHEN:
CLOAKROOM: CELLAR: OIL CENTRAL
HEATING: DOUBLE GARAGE: PARKING:
SELF CONTAINED ANNEX PROVIDING
HEALTHY ADDITIONAL INCOME:
GARDEN ROOM: NO ONWARD CHAIN.**

TO BE SOLD: Denham Farm sits in an idyllic location surrounded by Chiltern Countryside in the sought after village of Wheeler End just five miles from Marlow. The property has been well maintained over the years and the subject of much improvement which now includes modern bath and shower rooms and an oak framed full height extension to the refitted farmhouse kitchen complete with Aga. Outside are delightful one acre grounds backing onto farmland and designated as being of outstanding natural beauty, a double garage and a self-contained annexe currently providing a tidy income from holiday lettings but also equally useful to accommodate a relative or au pair. Marlow has excellent sports and social facilities, a busy High Street with variety of shops and restaurants and a railway station with trains, via Maidenhead, to London Paddington which links to the Elizabeth Line. The M4 and M40 are accessible, via the Marlow Bypass, at Maidenhead and High Wycombe respectively.

CANOPY ENTRANCE tiled step, oak front door to

ENTRANCE HALL quarry tiled floor, stairs to First Floor, two radiators, wall thermostat, wood panelling and door to.

CELLAR light, power, good head height.



SITTING ROOM double aspect with bay window, radiator, attractive fireplace with Clearview wood burning stove, wooden mantel and slate hearth.



SNUG exposed beam, radiator, inglenook fireplace, tiled hearth, canopy, log stores and shelving.

DINING ROOM double aspect, patio doors to garden, radiator, exposed beam.



OAK FRAMED KITCHEN excellent range of hand painted wall and base units, granite working surfaces, inset butlers sink and stainless steel sinks, grooved drainer, mixer taps, filtered water, breakfast bar, AEG four ring ceramic hob, oven under, oil fire two oven and two hob AGA, drawers to side, space for dining table and chairs, vaulted and beamed ceiling, radiator, double glazed windows and double glazed double doors opening to patio, slate floor, stable door, dishwasher, washing machine and dryer, two radiators, larder, broom and cloaks cupboards, microwave oven, linen cupboard with central heating controls.

FIRST FLOOR LANDING stairs to second floor, two radiators, sitting area with delightful view.

BEDROOM THREE two radiators, shelving, window with view, double wardrobe with cupboards.

SHOWER ROOM white suite of low level w.c., bidet, wash basin with vanity cupboard, two heated towel rails, window seat with view, heated tiled floor, full sized tiled and glazed shower with thermostatic shower, extractor fan, medicine cabinets.

BEDROOM TWO original cast iron fireplace, window seat with radiator, free standing wardrobes.



BEDROOM ONE cupboards, radiator, original cast iron fireplace and door to



ENSUITE SHOWER ROOM white suite of low level w.c., bidet, wash basin with vanity cupboard, two heated towel rails, heated tiled floor, full sized tiled and glazed shower with thermostatic shower, extractor fan, medicine cabinets, storage cupboards.

SECOND FLOOR LANDING Velux roof light with superb view over Chiltern countryside, shelving, radiator, wall thermostat.

BEDROOM FOUR radiator.

BEDROOM FIVE radiator, brick chimney breast.

BEDROOM SIX roof light, radiator.

BATH/SHOWER ROOM white suite of panel bath, mixer tap, pedestal basin, Quadrant shower with thermostatic control, heated towel rail, low level w.c., roof light, utility cupboard with plumbing for washing machine, space for tumble dryer, cupboard with Mega flow cylinder with slatted shelving.

OUTSIDE



THE GROUNDS. There are cottage gardens on three sides, two well place patios and brick walling to the front. The extensive lawns lead to an orchard with plum, pear and apple trees and a wild flower garden. To the east is a 0.5 acre field with variety of trees and shrubs including Lilac. There are two summer houses, a cobbled and gated courtyard with ample parking, an oil tank and boiler and log store.



DOUBLE GARAGE with light, power, doors to front and side.

OLD HAY BARN/ANNEXE currently set up as Airbnb accommodation with a healthy annual turnover. It comprises a **Living room** with two electric wall heaters, wooden floor and stairs to first floor. **Kitchen** with two ring hob, sink, cupboards, plumbing for washing machine beamed ceiling. **Shower room** with wc, basin, shower cubicle, heated towel rail. First floor **Bedroom** vaulted and beamed ceiling, two electric wall heaters, four velux windows, Juliette balcony.

M48151224 EPC BAND: D
COUNCIL TAX BAND: H

VIEWING: Please contact our Marlow office
marlow@andrewmilsom.co.uk or 01628 531 222.

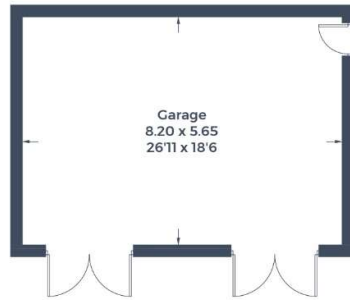
DIRECTIONS: Using **HP14 3NQ** Denham Farm is towards the north end of Bullocks Farm Lane on the right after the track which crosses Wheeler End Common and before it descends to West Wycombe.

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.

DRAFT DETAILS
AWAITING CLIENTS APPROVAL

Approximate Gross Internal Area
 Cellar = 14.3 sq m / 155 sq ft
 Ground Floor = 112.7 sq m / 1,213 sq ft
 First Floor = 90.7 sq m / 976 sq ft
 Second Floor = 60.8 sq m / 654 sq ft
 Garage = 48.8 sq m / 525 sq ft
 The Barn = 57.6 sq m / 620 sq ft
 Total = 384.9 sq m / 4,143 sq ft



(Not Shown In Actual Location / Orientation)



The Barn Ground Floor

(Not Shown In Actual Location / Orientation)



The Barn First Floor

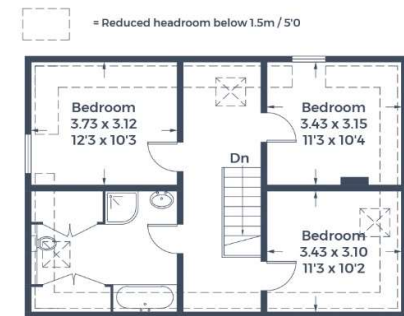


Cellar

Ground Floor



First Floor



Second 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.

© CJ Property Marketing Produced for Andrew Milsom