



24 FERRY LANE, HAMBLEMEN
PRICE: £870,000 FREEHOLD

am ANDREW
MILSON

**24 FERRY LANE
MILL END
HAMBLEDEN
NR HENLEY-ON-THAMES
OXON RG9 3BJ**

PRICE: £870,000 FREEHOLD

A charming three bedroom Victorian semi-detached family home situated in this popular hamlet located between both Marlow and Henley town centres.

**PRIVATE SIDE & REAR GARDENS:
THREE DOUBLE BEDROOMS: BATHROOM:
ENTRANCE HALL: LIVING ROOM WITH
FEATURE FIREPLACE: SITTING ROOM
WITH FEATURE FIREPLACE: STUDY:
KITCHEN/BREAKFAST ROOM:
UTILITY ROOM: OIL FIRED CENTRAL
HEATING: LEADED LIGHT WINDOWS:
ANNEXE WITH OPEN PLAN LIVING ROOM,
BEDROOM, KITCHENETTE & SHOWER
ROOM: DOUBLE CAR PORT: AMPLE
DRIVEWAY PARKING.**

TO BE SOLD: Situated at the southern end of the Hambleden valley and within a short stroll of a picturesque stretch of the River Thames, a characterful Victorian home with many attractive and original features ideally located within a level walk of Hambleden village which has a village shop, historic church and the popular Stag & Huntsman pub. For families, favoured schooling for all ages in Marlow and Henley are both available including Sir William Borlase grammar school in Marlow. Both Marlow and Henley excellent sports and social facilities, a busy High Street with variety of shops and restaurants and railway stations with trains to London Paddington which links to the Elizabeth Line.

The accommodation comprises:

Part glazed front door to **ENTRANCE HALL** wooden flooring, stairs to First Floor Landing.



LIVING ROOM dual aspect room with leaded light windows, feature open fireplace with carved wood surround, wooden flooring, television aerial point, radiators.



SITTING ROOM side aspect room with leaded light windows and fitted shutter, wood block flooring, cast iron fireplace, radiator.

STUDY leaded light porthole window, radiator.



KITCHEN/BREAKFAST ROOM fitted with a range of Shaker style floor and wall units, tiled work surfaces, ceramic hob with extractor fan over and oven below, space and plumbing for dishwasher, double bowl sink unit, quarry tiled flooring, leaded light window providing views over the garden, radiator and opening to

UTILITY ROOM Shaker style units, wooden work surfaces, butlers sink, space and plumbing for washing machine, quarry tiled flooring, leading light window and stable door to garden.

FIRST FLOOR

LANDING leaded light window, radiator.



BEDROOM ONE side aspect room with leaded light window, cast iron fireplace, strip wooden flooring, radiator.



BEDROOM TWO front aspect room with leaded light window, cast iron fireplace, radiator.



BEDROOM THREE rear aspect with leaded light window, radiator.

BATHROOM white suite comprising enclosed panel bath with shower over, addition hand held shower, vanity wash hand basin, low level w.c., strip wooden flooring, leaded light window, airing cupboard, radiator.



ANNEXE with living room/bedroom with vaulted and beamed ceiling, window overlooking the patio with French doors leading to the garden. Kitchenette and shower room.



THE GARDEN to one side of the property there is a private area of lawned garden screened by mature hedges and panel fencing. The garden then continues round to the rear of the property where there is a good sized paved entertaining area interspersed with well stocked flower and shrub borders.

TO THE FRONT there is gated access leading to a large shingle driveway providing ample off road parking and to one side is a **DOUBLE CAR PORT** with useful store and overhead storage accessed via a retractable ladder.

M48280225

EPC BAND: F

COUNCIL TAX BAND: G

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

DIRECTIONS: using the postcode **RG9 3BJ** the turning into Ferry Lane can be found just before Mill End on the left hand side.

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 = 69.2 sq m / 745 sq ft
 First Floor = 65.6 sq m / 706 sq ft
 Annexe = 25.3 sq m / 272 sq ft
 Store = 6.5 sq m / 70 sq ft
 (Excluding Carport)
 Total = 166.6 sq m / 1,793 sq ft

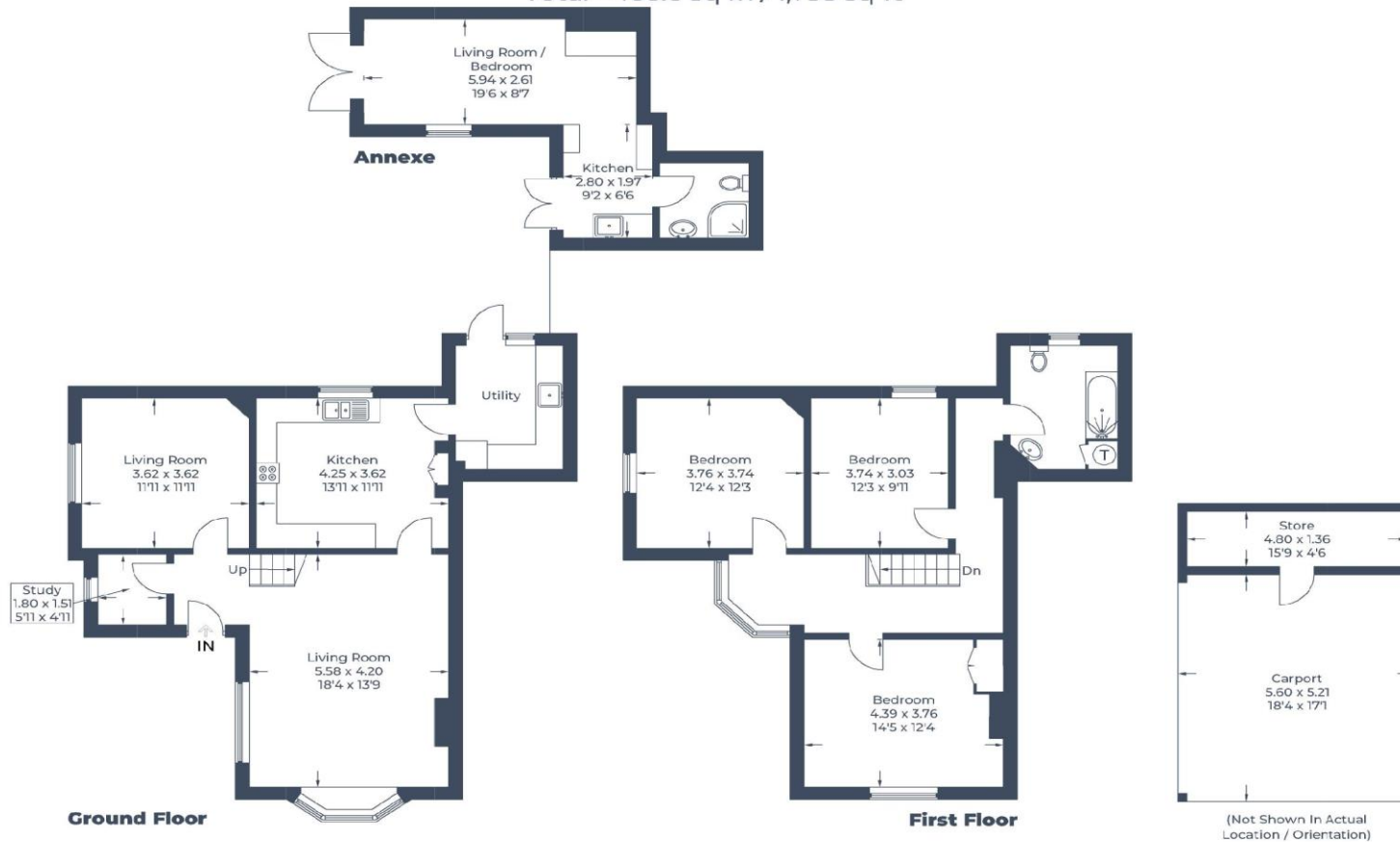


Illustration for identification purposes only,
 measurements are approximate, not to scale.
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