



1 RICKETTS FARMHOUSE, WHEELER END
PRICE: £785,000 FREEHOLD

am ANDREW
MILSOM

**1 RICKETTS FARMHOUSE
BULLOCKS FARM LANE
WHEELER END
BUCKS HP14 3NH**

PRICE: £785,000 FREEHOLD

This attractive three double bedroom end of terrace period home is situated in an idyllic semi-rural location approximately four miles north of Marlow.

**LARGE WEST FACING GARDENS:
THREE DOUBLE BEDROOMS:
ENSUITE SHOWER ROOM:
BATHROOM: TWO LARGE RECEPTION
ROOMS: KITCHEN/BREAKFAST ROOM:
OIL CENTRAL HEATING:
LEADED LIGHT WINDOWS:
LARGE GARAGE:
PARKING SPACE FOR TWO CARS.**

TO BE SOLD: this well situated individual brick and flint former farmhouse occupies pleasant west facing grounds in the village of Wheeler End north of Marlow. The property fronts Wheeler End Common where many interesting walks and rides can be enjoyed and has accommodation of particularly good room sized featuring beamed ceilings and fireplaces. Ideally placed for easy access to the M4 and M40 motorways, the property is also within a mile of Lane End which offers shops for day to day needs. 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. The accommodation comprises:

COVERED ENTRANCE stone floor, outside light and leaded light stained glass front door to

RECEPTION HALL radiator, meter cupboard, stairs to First Floor, cupboard under, wall thermostat.



LIVING ROOM deep bay leaded light windows, radiator, attractive brick fireplace with brick hearth, hardwood mantel, wood burning stove, tv aerial point.



DINING ROOM superb room with beamed ceiling, feature inglenook fireplace with quarry tiled hearth, hardwood mantel, shelved recesses, radiator and leaded light window.



KITCHEN/BREAKFAST ROOM with a deep bay window with leaded lights, radiator, space for table and fitted wall and base units, single drainer with sink and mixer tap, working surface, Neff four ring hob, double oven, fridge, Bosch dishwasher, space and plumbing for washing machine, space for tumble dryer and a Worcester oil fired boiler.

FIRST FLOOR

LANDING leaded light windows with view over front garden to the common, access to loft, airing cupboard with programme for central heating, shelving and hot water cylinder.



BEDROOM ONE deep bay window with leaded lights, radiator, view over the front garden to common, range of fitted wardrobes and door to



ENSUITE SHOWER ROOM white suite of Quadrant shower cubicle with thermostatic control, pedestal basin, w.c., radiator, tiled walls.



BEDROOM TWO leaded light bay window, radiator and view over the front garden to common, range of fitted wardrobes.



BEDROOM THREE leaded light windows, radiator, range of fitted wardrobes, deep cupboard.



BATHROOM white suite of panel bath, shower attachment, low level w.c., pedestal basin, tiled walls, radiator, shaver socket, mirror, access to loft.

THE GROUNDS: The property is approached off the common via a five bar gate and onto a wide driveway. **SOUTH FACING COURTYARD** with outside tap and stone patio with a path leading round to the front of the property. The majority of the grounds lie to the west of the property and include spacious lawns, mature hedgerow, shrubs and trees, brick pillared five bar gate onto common land. There is a screened oil tank and raised patio area ideal for catching the sun at the end of the day.

SINGLE GARAGE up and over door, loft storage, light and power plus **PARKING FOR TWO CARS** to its side.



M19750525 EPC BAND: F
COUNCIL TAX BAND: G

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

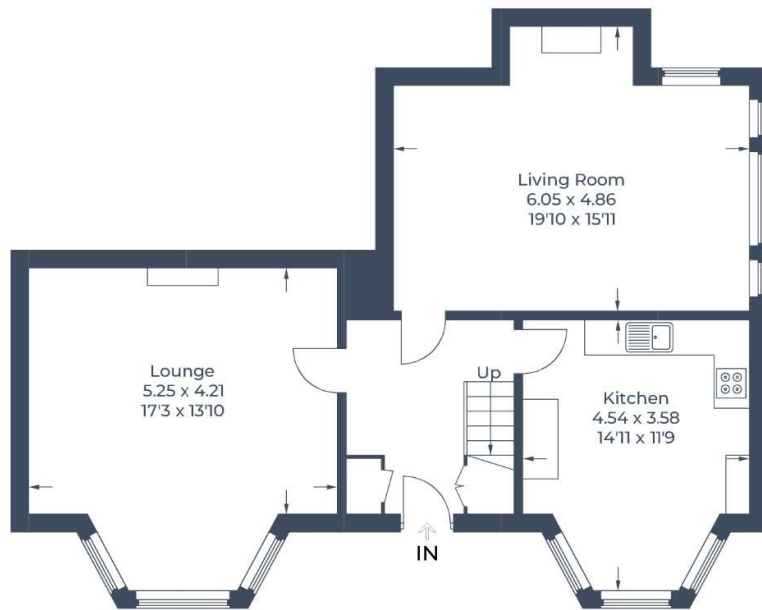
DIRECTIONS: using the postcode **HP14 3NH** 1 Ricketts Farmhouse on the same side of common as The Chequers Pub with its location marked by an Andrew Milsom for sale board.

MONEY LAUNDERING REGULATIONS:

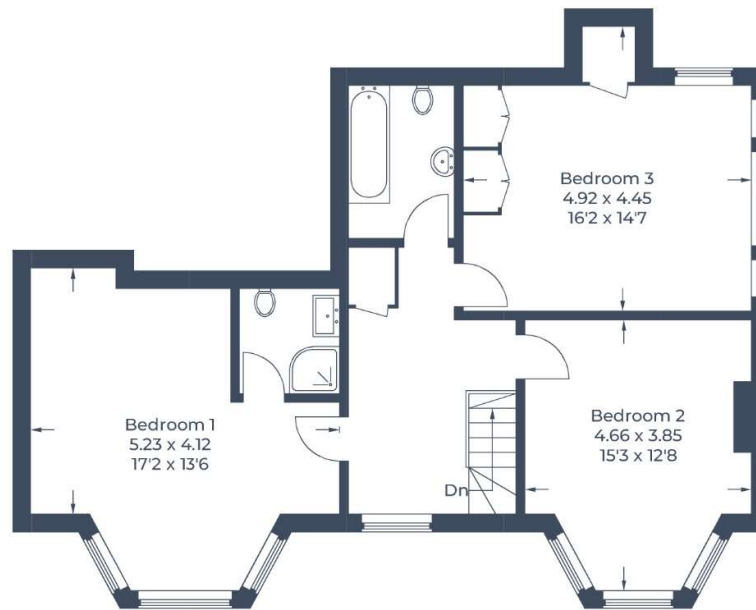
Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in progressing a sale.

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.

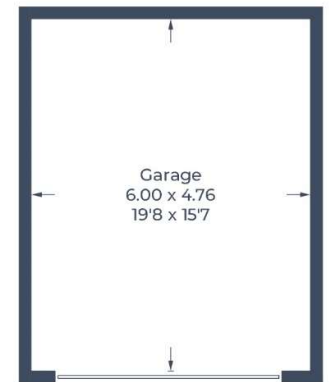
Approximate Gross Internal Area
 Ground Floor = 78.5 sq m / 845 sq ft
 First Floor = 78.3 sq m / 843 sq ft
 Garage = 28.5 sq m / 307 sq ft
 Total = 185.3 sq m / 1,995 sq ft



Ground Floor



First Floor



(Not Shown In Actual
Location / Orientation)