



HORSESHOE BARN, WHEELER END
PRICE: £1,195,000 FREEHOLD

**HORSESHOE BARN
BULLOCKS FARM LANE
WHEELER END
BUCKS HP14 3NJ**

PRICE: £1,195,000 FREEHOLD

Situated in this popular semi-rural village setting within the Chiltern Hills area of outstanding natural beauty, a characterful and contemporary styled four bedroom barn conversion providing extremely well designed and stylishly presented living accommodation worthy of an internal inspection.

**PRIVATE REAR GARDEN & COURTYARD:
THREE BEDROOMS – ALL WITH ENSUITE
FACILITIES: IMPRESSIVE LIVING ROOM
WITH VAULTED CEILING AND MEZZANINE
STUDY AREA: STYLISH OPEN PLAN
KITCHEN/DINER: UTILITY ROOM:
SELF-CONTAINED ANNEXE WITH
BED/LIVING ROOM, KITCHEN AND
SHOWER ROOM:
AMPLE PRIVATE DRIVEWAY PARKING:
OIL FIRED UNDERFLOOR HEATING:
DOUBLE GLAZING. SUPERB BLEND OF
CHARM AND CONTEMPORARY STYLE
LIVING ACCOMMODATION.**

TO BE SOLD: a charming detached barn conversion that was cleverly remodelled and designed in 2012. This property has many attractive features which include a useful Annexe, an impressive vaulted reception room with mezzanine over providing Study space, three bedrooms with ensuite facilities, a spacious and stylishly designed kitchen/diner, ample private parking and ideally located in the heart of the village which is surrounded by delightful open countryside. The property is also located within easy access of Lane End High Street which has shops for day-to-day needs. In the village can also be found a school and doctors surgery whilst more extensive facilities can be found in Marlow and High

Wycombe. The M40 is accessible at High Wycombe (Junction 4) for Oxford, Birmingham and London. There are railway stations at Marlow and High Wycombe serving Paddington, via Maidenhead, which links to the Elizabeth Line and Marylebone respectively. The accommodation comprises:



Panelled front door to **LIVING ROOM** an impressive open plan room with vaulted and beamed ceiling, exposed brick wall to one end, feature fireplace with cast iron log burner, glass and steel spiral staircase leading to mezzanine level which could be utilised as a study space, double glazed doors to the garden, wooden flooring with underfloor heating and opening through to



KITCHEN/DINER fitted with an extensive range of shaker style floor and wall units, Corian work surfaces, wooden flooring with underfloor heating, full width double glazed windows and doors to

courtyard, central island/breakfast bar, sink, ceramic hob with extractor fan over, tall cupboard housing double oven, microwave and steamer, integrated dishwasher, wine fridge, space for American fridge freezer and door to

INNER HALLWAY with double glazed window, access to loft space, wooden flooring.

UTILITY ROOM providing space and plumbing for washing machine and tumble dryer, hot water cylinder, low level w.c. and sink.



BEDROOM ONE double glazed doors to courtyard with fitted shutters, vaulted ceiling, laminated wood flooring with underfloor heating and door to



ENSUITE BATHROOM free standing bath, shaped wash hand basin, double size tile and glazed shower cubicle, low level w.c., tiled floor with underfloor heating, heated towel rail, double glazed frosted window.



BEDROOM TWO vaulted ceiling with inset Velux window, double glazed doors to garden, wooden floor with underfloor heating, built in wardrobe and door to



ENSUITE SHOWER ROOM double size tile and glazed shower, wash hand basin, low level w.c., heated towel rail, tiled floor with underfloor heating, fully tiled walls.

BEDROOM THREE double glazed doors to courtyard with fitted shutters, laminated wood flooring with underfloor heating.

ENSUITE SHOWER ROOM tile and glazed shower cubicle, wash hand basin, low level w.c., tiled floor, fully tiled walls, heated towel rail, double glazed frosted window.



ANNEXE consisting of a **LIVING/BEDROOM, KITCHEN & SHOWER ROOM**

Living/Bedroom vaulted ceiling with inset central beam, wooden flooring with underfloor heating, double glazed window and door to

Kitchen range of fitted cupboards, sink, dual aspect double glazed windows, door to courtyard and door to

Shower Room walk in tile and glazed shower, wash hand basin, low level w.c., double glazed frosted window, tiled floor with underfloor heating, heated towel rail.

OUTSIDE

TO THE FRONT of the property, which approached by a secure entrance, leads to a private courtyard which consists of a large expanse of brick paved entertaining space with garden lighting.



TO THE REAR is a private area of predominantly lawned garden with paved and concrete patio area, panel fence and brick wall surround, large garden shed, log store and views across to the green.

PARKING there is a large expanse of shingled driveway with additional parking through the electrically operated gates where there is also a useful store.

M48680625 EPC BAND: D

COUNCIL TAX BAND: TBC

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

DIRECTIONS: using the postcode **HP14 3NJ** and approaching from Lane End village Horseshoe Barn can be found opposite The Chequers Public House set back off of a private driveway.

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 = 160.6 sq m / 1,729 sq ft
 Mezzanine Level = 16.5 sq m / 178 sq ft
 Outbuilding = 38.6 sq m / 415 sq ft
 Annexe = 33.9 sq m / 365 sq ft
 Total = 249.6 sq m / 2,687 sq ft

