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HENLEY-ON-THAMES | MARLOW | BASINGSTOKE  
**SIMMONS & SONS**

2 Wesley Villas, High Street  
Lane End HP14 3JJ

O.I.E.O. £600,000  
Freehold



## 2 Wesley Villas, High Street Lane End HP14 3JJ

### A Three Bedroom Semi Detached House

- Accommodation Over Three Floors
- Elevated Position with Fabulous Views over the Village
- Sympathetically Improved whilst having Retained Character & Charm
- Living/Dining Room with Original Features
- Spacious Contemporary Kitchen/Breakfast Room
- Beautiful Garden Room
- Cloakroom
- Three Bedrooms
- Large Modern Fitted Bathroom
- Attractive Low Maintenance Rear & Front Gardens
- Within a Short Drive to Marlow
- Good Access for the M40/A404



Two Wesley Villas is a fabulous Three Bedroom Semi-Detached House arranged over Three Floors. This wonderful home has been sympathetically improved and very well maintained by the current owner to create a contemporary home whilst retaining its unique character. The property is situated on a slightly elevated position, with lovely views over the Village. Being close to Village amenities and approx. 1.4 miles from Marlow with catchment for favoured schools\* and good access for the M40/A404, early viewings are advised to avoid disappointment.

**Accommodation:** A wrought iron gate opens into the Front Garden. The Victorian quarry tiled pathway leads to the front door with half-moon glazing above, opening into the Hallway. There is a Two piece modern Cloakroom and stairs rising to the First Floor. The Living/Dining room is a lovely space with bay casement windows to the front and original cornices - a fireplace with wood effect gas fire adds to the ambiance. The spacious Kitchen/Breakfast room is fitted to provide plenty of storage with a range of eye-level, base units and a tall storage cupboard. A central island with further storage, quartz effect worktop and inset hob is a superb feature to this room - metro style wall tiles and slate floor tiles have been used for a contemporary feel. This area is open plan to the stunning Garden Room which provides an excellent area for entertaining - French doors open into the Rear Garden. To the Second Floor the Landing has a casement window and there are Two good size Bedrooms. The front aspect Bedroom has built-in wardrobes, bay casement windows and an attractive light oak beam over the bay. The rear aspect Bedroom has half-wood panelling and built-in storage with a casement window. The five-piece large, Bathroom is fully tiled with corner Whirlpool Bath and shower enclosure. Stairs ascend to the Second Floor with light and bright Third Bedroom with double eaves storage and Velux window.





## Exterior

The Rear Garden is most attractive abutting onto the converted Chapel next door. The majority of the garden is paved offering a superb area for outdoor entertaining. There is a small area of artificial lawn, timber shed with power, wood panelled fencing to the boundary and a side gate to the front of the property. The Front Garden is mainly lawned with mature tree to the front and hedge boundary.

## Situation

Lane End is a popular village to the north of Marlow and offers a range of excellent shops with nearby public houses, church and local village hall offering a range of activities. Located at the foot of the Chilterns, there are also many countryside walks, bridleways etc. Both High Wycombe and Marlow are well situated for the commuter with motorway links to London by way of the A404, M4 and M40. Heathrow airport is located approx. 22m distant. There is a branch line station in Marlow that links to Maidenhead (GWR & Elizabeth Line) giving direct access to London Paddington and also High Wycombe to London Marylebone.

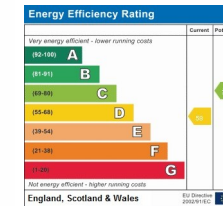
## Directions

From the offices of Simmons & Sons of Marlow proceed out of Marlow on the B482, Dean Street. Continue along the B482 for approx. 4.1 miles into the village of Lane End onto the High Street. The property will be found opposite North's Garage, on the junction of The Row and the High Street. A representative of Simmons & Sons will meet you at the property.



## Council Tax/Wycombe

Tax Band E



### Services

We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey and it is not our firm's policy to test services and domestic appliances, so we cannot verify that they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor.

\* Purchasers are advised to check with schools directly regarding catchment criteria.

### VIEWINGS - Strictly by appointment with:

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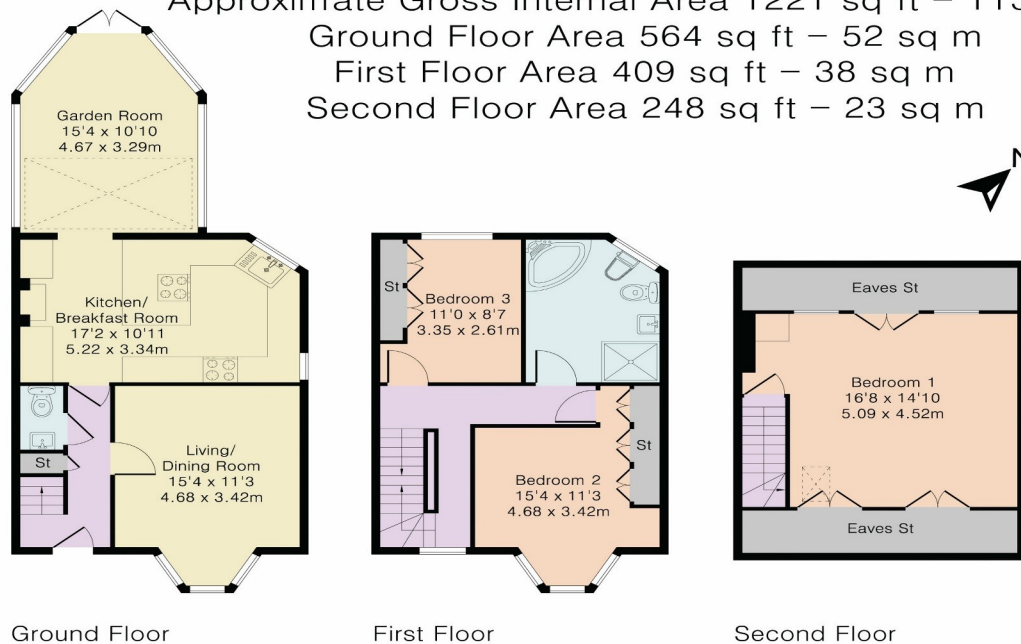
E: [sales@simmonsandsons.com](mailto:sales@simmonsandsons.com)

Approximate Gross Internal Area 1221 sq ft – 113 sq m

Ground Floor Area 564 sq ft – 52 sq m

First Floor Area 409 sq ft – 38 sq m

Second Floor Area 248 sq ft – 23 sq m



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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GALLERY