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**SIMMONS & SONS**

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The Old Workhouse  
Bullocks Farm Lane, Wheeler End, BUCKS HP14 3NQ

Asking Price £680,000  
Freehold



**The Old Workhouse**  
**Bullocks Farm Lane**  
**Wheeler End**  
**HP14 3NQ**

- **NO ONWARD CHAIN**
- A Beautiful Grade II Three Bedroom Cottage in a Semi-Rural Location
- Original Features blended with Contemporary Décor
- Living Room with Beamed Ceiling & Wood Burning Stove
- Dining Room with Beamed Ceiling & Inglenook Fireplace
- Modern Fitted Kitchen
- Bedroom One with En Suite Bath/Shower Room
- Bedroom Two with Open-Plan En Suite Shower Room
- Good size Third Bedroom
- Casement Windows Throughout
- Views over Wheeler Common from Bedroom Two & Three
- Large South Facing Gardens
- Garage & Parking for Two Cars



The Old Workhouse is a fabulous Grade II Three Bedroom Terraced Cottage situated in a semi-rural location approx. four miles north of the riverside town of Marlow. Located in the Chiltern Hills Area of Outstanding Beauty with views over Wheeler End Common, this beautiful home offers a rare blend of period features with a contemporary décor. This superb property benefits from a large, sunny plot with South Facing gardens. Offered to the market with **NO ONWARD CHAIN**, early viewings are advised to avoid disappointment.

**Accommodation:** Approaching the property through the shingle driveway, the front door opens into the beautifully fitted Kitchen with under floor heating, contemporary styled base and eye level storage units and white granite complementary worktops over. Appliance space is provided for a fridge/freezer, dishwasher and washing machine. This area is open-plan through to an Inner Hallway with beamed ceiling and door to the Cloakroom. An oak cottage door opens into the spacious Dining room with beamed ceilings and large granite floor tiles - there is a superb Inglenook fireplace with wood burning stove and casement windows. This room seamlessly leads into the Living room with beamed ceiling and wooden floor - an open fireplace with wood burning stove enhances the relaxing ambiance. Stairs ascend to the First Floor and a casement door opens into a Rear Porch with door to the outside of the property. On the First Floor, Bedroom One is a lovely and bright room with vaulted ceiling and Victorian open fire place within an exposed brick wall. The En Suite is fitted with a low level W.C., roll-top bath, and double-length shower cubicle. Bedroom Two has lovely views over the gardens to the Common and an open-plan with En-Suite Suite Shower Room. Bedroom Three is of a good size also benefits from lovely views.







## Exterior

The well maintained substantial Rear Gardens are South facing and dog-leg to the west and south of the property comprising a large expanse of lawn with mature hedgerow, flower beds and mature trees. There is gated access to The Common, a greenhouse and two timber sheds. To the front of the property is an attached Garage and parking for two cars.

## Situation

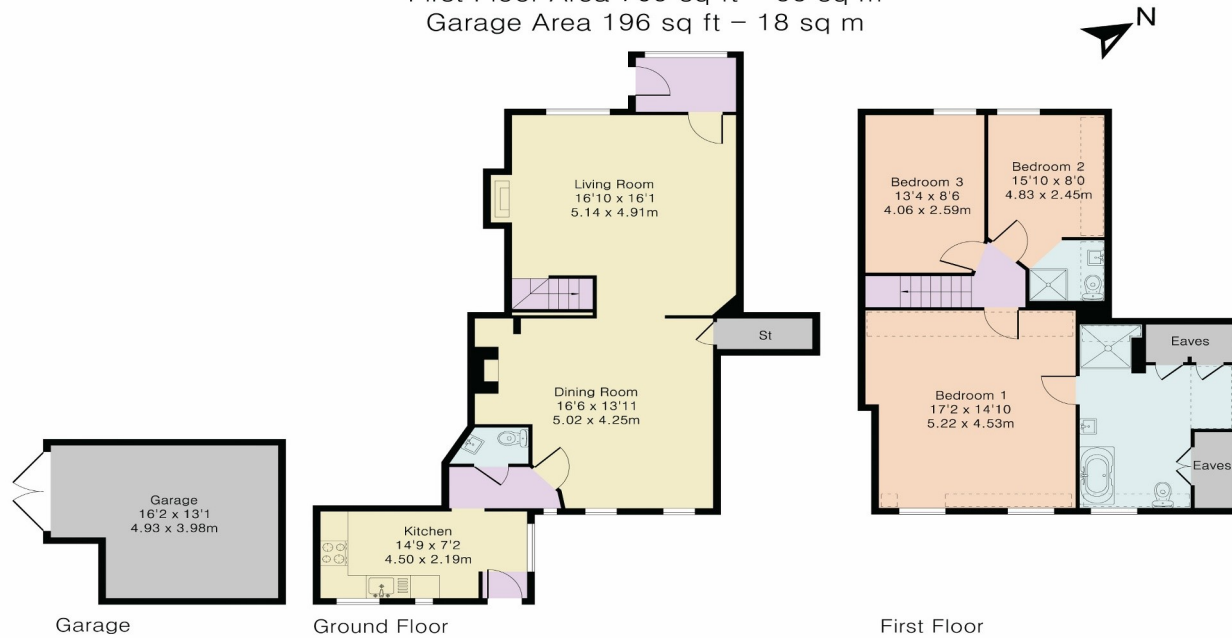
Set high in the Chilterns, Wheeler End is a semi-rural area on the edge of the Village of Lane End which offers local shopping facilities and a first and middle school. The riverside town of Marlow is about 4 miles away, and High Wycombe town centre is also approximately 3 miles away offering more comprehensive facilities. The main line station in High Wycombe provides access into London Marylebone and the M40 motorway is within a short drive of the property. Being situated in Buckinghamshire the property enjoys the benefit of the renowned Grammar School system.

## Directions

From the offices of **Simmons & Sons** of Marlow proceed along the B482 towards Lane End. Pass through the Village of Lane End and continue along the B482 Finings Road. At the crossroad, turn right onto Bolter End Lane and continue along this road taking the third turning on the right onto Piddington Lane. After a short distance, keep to the right onto Bullocks Farm Lane where the property will be found on the Left hand side. A representative of **Simmons & Sons** will meet you at the property.

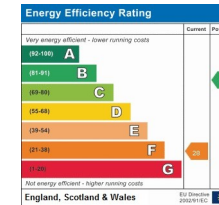


Approximate Gross Internal Area 1643 sq ft – 153 sq m  
 Ground Floor Area 738 sq ft – 69 sq m  
 First Floor Area 709 sq ft – 66 sq m  
 Garage Area 196 sq ft – 18 sq m



## Council Tax/Wycombe

Tax Band F



## 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:

Simmons & Sons

T: 01628 484353

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



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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