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HENLEY-ON-THAMES | MARLOW | BASINGSTOKE

SIMMONS & SONS



Bank Cottage
Handleton Common HP14 3LA

Asking Price £725,000
Freehold

Bank Cottage Handleton Common HP14 3LA

- Three/Four Bedroom Detached Cottage Style Property Updated & Improved by the Current Owners
- Potential for Extension/Improvement (STPP)
- Pleasant Rural Location
- Close to Lane End Village
- Entrance Lobby
- Living/Dining Room
- Sitting Room/Study or Fourth Bedroom
- Shower Room to the Ground Floor
- Garden Room
- Fitted Kitchen
- Utility Room
- Bedroom Three to the Ground Floor
- Bedrooms One & Two to the First Floor
- Bathroom to the First Floor
- Substantial Garage with Workshop
- Driveway Parking for Several Vehicles



Bank Cottage is a Three/Four Bedroom property that has been updated and improved by the current owners offering further potential for extension/improvement (Subject to Planning Permission). Offering flexible living accommodation, this lovely property benefits from wrap-around Gardens and is situated in a secluded single track lane within a rural Village location. Handleton Common has easy access to the local amenities within the Village of Lane End with more extensive amenities, restaurants and shops to be found in Marlow which is approx. five miles away. Benefitting from Garage and Driveway Parking for several vehicles, early viewings are advised to avoid disappointment.

Accommodation:

Approaching the property through from the Driveway, the front door opens from the side of the property into an Entrance Lobby with doors to all ground floor rooms and stairs to the first floor. There is a modern fitted Shower Room. Currently being used as a Dining Room, a further reception would make an ideal Study/Sitting Room or could also be utilised as a Guest/Fourth Bedroom. The spacious Living/Dining Room with log burner has double doors leading into the pleasant Garden Room with patio doors opening out into the gardens - a perfect space to relax. The Kitchen is fitted with a range of "Shaker" style neutral eye level and base units with attractive complementary granite worktops and splashbacks, inset sink unit with boiling water tap and water softener. Large, high gloss floor tiles have been used to complete the contemporary effect - a well equipped Utility Room offers further storage. Both the Kitchen and the Utility Room benefit from under-floor heating. The Third Bedroom has double patio doors leading out to the gardens. To the First Floor are Two Double Bedrooms and a Bathroom with Whirlpool bath and shower attachment over.



Exterior

The lovely garden wraps around the property, mostly laid to lawn with mature shrubs, the whole enclosed by mature hedging and fencing. There is a substantial Garage with space for three cars and space allocated for workshop/storage with a carp port to the front. The Driveway offers parking for several vehicles.

Situation

Handleton Common has access to local amenities within the village of Lane End which include local shops, restaurants, schools, pharmacy, doctor surgery and playing fields. More extensive amenities can be found approximately 5 miles away in Marlow. High Wycombe offers rail services through to Marylebone as well as links to Oxford and Birmingham. The beautiful Chiltern countryside surrounds Lane End. Access to the M40 is also available. Many favoured schools can be found in the locale*.

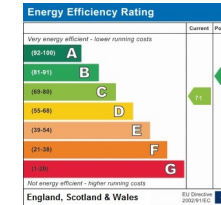
Directions

From the offices of **Simmons & Sons** of Marlow proceed out of Marlow along Spittal Street to the mini-roundabout turning left onto the B482. Continue along this road for approximately 4 miles and upon entering Lane End village turn right by the duck pond and North's garage into The Row. Continue along The Row and turn left on to Bullocks Farm Road. Once on Bullocks Farm Road turn right on to Handleton Common. Continue through the Common, the property can be found at the end of the cul-de-sac on the left hand side. A representative of **Simmons & Sons** will meet you at the property.



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

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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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