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HENLEY-ON-THAMES | MARLOW | BASINGSTOKE

SIMMONS & SONS



1 Manchester Terrace, High Street
Lane End HP14 3SG

Asking Price £750,000
Freehold

**1 Manchester Terrace
Lane End
HP14 3JG**

**A Four Bedroom End Terrace Cottage in
a Conservation Area**

- Beautifully Extended & Improved
- Arranged over Three Floors
- Sitting Room with Open Fireplace & Wood Burning Stove
- Dining Room with Open Fireplace Kitchen/ Breakfast Room
- Three Bedrooms to the First Floor
- Superbly Fitted Bathroom
- Main Bedroom with Dressing Room & En Suite Shower Room to the Second Floor
- Fabulous 80 ft (approx.) Rear Garden
- Off-Road Parking for Two Cars
- Central Village Location
- Further Approved Planning Permission in Place



No 1 Manchester Terrace is a much improved and extended, part brick and flint End Terrace Four Bedroom home occupying a central location in the sought after village of Lane End. Arranged over three floors, the current owners have sympathetically improved this home to create a contemporary feel throughout. Further Approved Planning Permission is in place for the construction of a single storey rear extension plus additional work to the Rear Garden (**Wycombe Planning: 23/07084/FUL**). Further benefitting from a beautiful 80 ft (approx.) Rear Garden and Off-Road Parking for two cars, early viewings are advised to avoid disappointment.

Accommodation

The front door opens into the bright and tastefully decorated Dining Room with sash bay window and part wood panelling to one wall - a focal point is the open fireplace. This room leads into the fabulous triple aspect Sitting Room - original oak beams and open fireplace with wood burning stove enhance this relaxing and cozy space, French doors open onto the patio and into the Rear Garden. The Kitchen/Breakfast Room retains the original large Quarry tiles and oak beams. There is plenty of storage by way of eye level and base units with complementary worktops over. A large wooden door leads to a lobby which further opens out to the rear. To the First Floor are Three Bedrooms and a beautifully appointed Bathroom. The main Bedroom Suite is located on the Second Floor - a Dressing Area with bespoke fitted wardrobes and drawers within the eaves provide an abundance of storage and there is an En Suite Shower Room once again fitted to a high standard.



Exterior

The 80 ft (approx.) Rear Garden is truly lovely - mature trees, flowers and borders have been planted to create interest. There is a patio accessed directly from the Sitting Room - an ideal spot to entertain or to enjoy a coffee. A gravelled area sits to one side offering further entertaining space. There is a second patio area to the rear of the garden and a timber shed. Two gates provide access to the front of the property where there is space for two cars enclosed by a five-bar wooden gate.

Situation

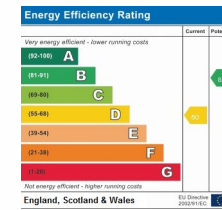
Lane End is a popular village to the north of Marlow and offers a range of excellent shops with nearby public houses, church and local village hall offering a range of activities. Located at the foot of the Chilterns, there are also many countryside walks, bridleways etc. Both High Wycombe and Marlow are well situated for the commuter with motorway links to London by way of the A404, M4 and M40. Heathrow airport is 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.



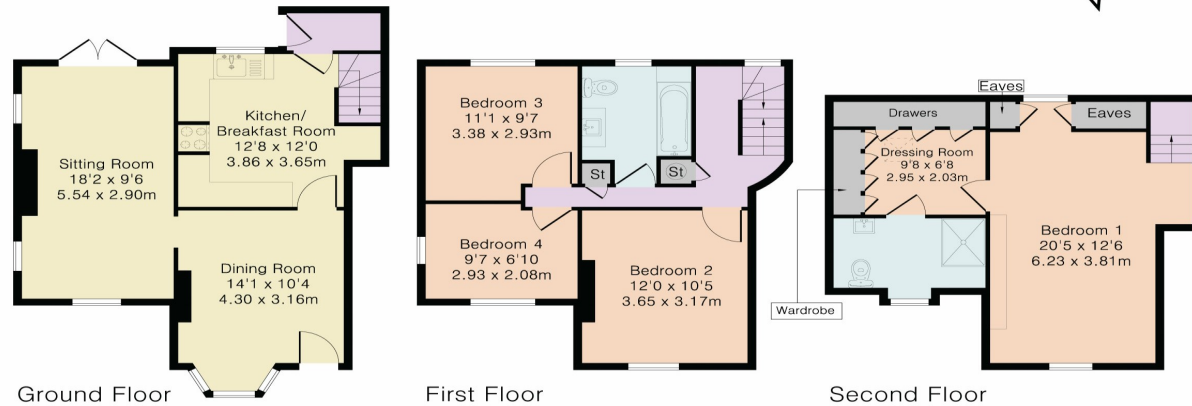
Directions: From the offices of **Simmons & Sons** of **Marlow** leave Marlow on the B482 and continue for some distance. Upon entering Lane End Village turn right by the duck pond into The Row. The property will be found a short distance along on the right hand side. A representative of **Simmons & Sons** will meet you at the property.

Council Tax/Wycombe

Tax Band F



Approximate Gross Internal Area 1275 sq ft – 119 sq m
Ground Floor Area 475 sq ft – 44 sq m
First Floor Area 438 sq ft – 41 sq m
Second Floor Area 362 sq ft – 34 sq m



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

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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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