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HENLEY-ON-THAMES | MARLOW | BASINGSTOKE

SIMMONS & SONS



The Old Stores
Bolter End Lane, Bolter End HP14 3LU

Asking Price £850,000
Freehold

The Old Stores

Bolter Lane

Bolter End HP14 3LU

- A Detached Four Bedroom Home in a Semi-Rural Location with 2914 sq ft (approx.) of internal space
- Fabulous Living Room
- Contemporary Designed Kitchen/Dining Room
- Study/Family Room
- Cloakroom
- Four Double Bedrooms
- Bedrooms One & Two with En Suite Shower Rooms
- Family Bathroom
- Large Rear Garden
- Detached Double Garage with Converted Upper Living Space (Living Room, Kitchen & Shower Room) with Garden (Air BNB Potential)
- Driveway Parking for Several Vehicles
- Wet Underfloor Heating to First & Second Floors



Welcome to The Old Stores, a fabulous Detached Four Bedroom home situated in a semi-rural location close to Land End, a pleasant Village designated an Area of Outstanding Natural Beauty. This lovely property has been extended and improved in recent years to create a superb home for the growing family and benefits from a separate Annex over the Double Garage. The Thameside town of Marlow lies just 5 miles distant (approx.) offering everyday shopping along with an eclectic mix of independent boutiques, pubs and restaurants - the branch line to Maidenhead provides links to Paddington via the Elizabeth Line or GWR. Schooling is well provided for - nearby High Wycombe boasts the favoured The Royal Grammar school along with Faith and State schools and Sir William Borlase & Great Marlow schools in Marlow fall into the catchment area* (a school bus to Marlow operates from outside the property during school hours). Offered to the market with **NO ONWARD CHAIN**, early viewings are recommended to avoid disappointment.

Accommodation: Approaching the property through the large driveway, the oak front door opens into a substantial and attractive Entrance Hall with a modern Cloakroom to the front. Double doors open into the stunning Living Room where imagination and excellent attention to detail has been paid with bespoke storage and Velux windows - a focal point is the raised wood burner. Bi-fold doors open out onto the patio. Through to the contemporary Kitchen/Dining Room where once again, the attention to detail is evident from the range of fitted storage cupboards to the attractive central island with light fittings over. A Utility Room is accessed via this area. To the front of the property is the Study - this would also make an ideal Family Room or Home Office. To the First Floor there are Four Bedrooms, all Doubles. Bedroom's One and Two both benefit from En-Suite Shower Rooms and Bedroom One has fitted wardrobes. The Family Bathroom is a beautifully fitted four piece suite. The property has wet underfloor heating to both floors and a new boiler was fitted approx. 18 months ago.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)		
A		
(81-91)		
B	88	90
(69-80)		
C		
(55-68)		
D		
(39-54)		
E		
(21-38)		
F		
(1-20)		
G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		





Exterior

The large Rear Garden is mainly laid to lawn enclosed by wood panel fencing - a timber shed provides storage. There is a patio accessed via the Living Room, a lovely spot to enjoy a coffee. The Detached Double Garage which is accessed separately, has been cleverly converted to provide Upper Floor Living with Living Room, Kitchen and Shower Room. This space also benefits from a separate garden with decking/pergola. Being separate from the main house, the annex could offer investment potential via Air BNB or rental. The Driveway provides parking for several vehicles.

Situation

Bolter End is situated on the B482 to the Northwest of Marlow and the Village of Lane End in an Area of Outstanding Natural Beauty. The Chiltern Villages of Fingest, Frieth and Skirmett are all close by, ideally situated for country pursuits such as walking, horse riding and shooting but also within easy reach of the M40 junction 5 Stokenchurch/Junction 4 High Wycombe. Marlow lies to the South East and provides all that is required for every day living. Schooling is provided in Cadmore End and Frieth with favoured Grammar schools in High Wycombe and Marlow. All in all an ideal location for those wishing to live a semi-rural lifestyle but still enjoy the conveniences or modern living.





Council Tax/Wycombe

Tax Band F

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 and the property will be found on the left hand side before the bridge. A representative of **Simmons & Sons** will meet you at the property.

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.

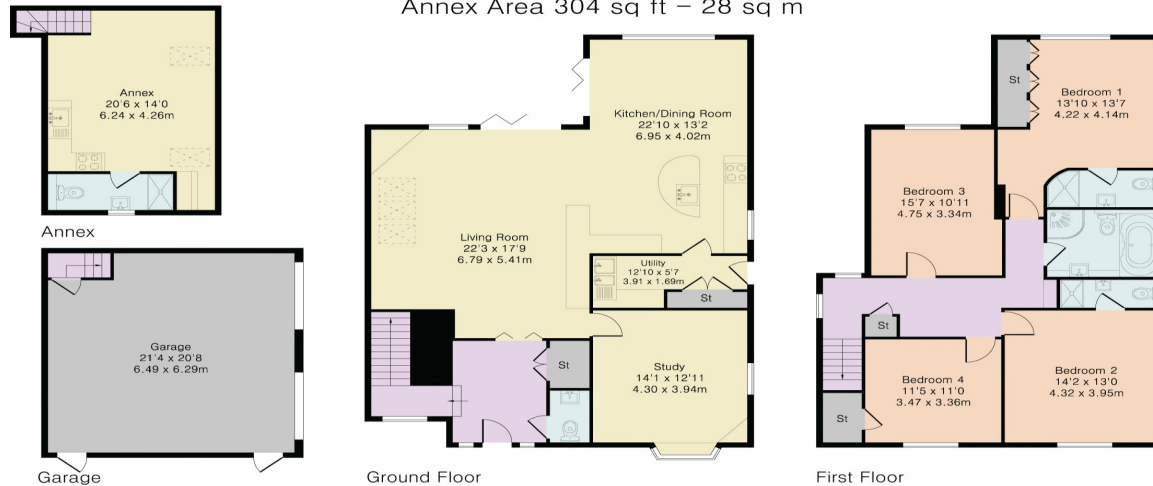
VIEWINGS - Strictly by appointment with:

Simmons & Sons

T: 01628 484353

E: sales@simmonsandsons.com

Approximate Gross Internal Area 2914 sq ft – 271 sq m
Ground Floor Area 1164 sq ft – 108 sq m
First Floor Area 1007 sq ft – 94 sq m
Garage Area 439 sq ft – 41 sq m
Annex Area 304 sq ft – 28 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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32 Bell Street
Henley-on-Thames
Oxon
RG9 2BH
T: 01491 571111

1 High Street
Marlow
Bucks
SL7 1AX
T: 01628 484353

12 Wote Street
Basingstoke
Hants
RG21 7NW
T: 01256 840077

Peper Harow
The Estate Office
Godalming
GU8 6BQ
T: 01483 418151

