



Trusted since 1802
HENLEY-ON-THAMES | MARLOW | BASINGSTOKE

SIMMONS & SONS

Framers Court, Lane End

End of terrace house in over 55s retirement community

Guide Price £415,000

Leasehold

10 Framers Court, Ellis Way

Lane End, HP14 3LL

- 1,318 sq. ft. and features a dual-aspect lounge and a separate dining room
- Conservatory and private garden
- Two double bedrooms
- Bathroom and cloakroom
- Communal gardens, an estate manager, laundry facilities, and a guest suite for visitors
- Private garage and allocated and visitor parking
- A short stroll from Lane End village's high street
- No onward chain
- Approximately 4 miles from neighbouring towns of Marlow & High Wycombe



Welcome to Framers Court, a sought after over 55s retirement community in this peaceful and picturesque setting. This end of terrace house offers an exceptional lifestyle, combining spacious, light-filled interiors with the convenience of a charming village location. The property is 1,318 sq. ft and is thoughtfully laid out to provide comfort and flexibility. The dual aspect lounge is perfect for relaxation, while the separate dining room provides a dedicated space for gatherings or quiet meals. The conservatory overlooks and opens onto a low maintenance paved garden. The garden also benefits from direct access to the rear of the private garage. Upstairs, two double bedrooms, and bathroom. Framers Court is renowned for its friendly sense of community and well-maintained communal gardens, promoting both independence and sociable living. On-site amenities include an estate manager, laundry facilities, and a guest suite for visitors. Set just a short stroll from the heart of Lane End village, you will find a welcoming high street with local convenience stores, a cosy coffee shop, and the ever-popular Grouse & Ale pub. The location offers the best of both village living and easy access to larger towns such as Marlow and High Wycombe, both just a few miles away. Handy Cross roundabout and main routes like the M40, M4, and A404 are within quick reach, making connecting with friends, family, a breeze. Offered with no onward chain.



Exterior

To the front of the property, you will find the communal gardens with a path leading to the front door and feature flower bed. To the rear of the property, you will find the low maintenance fully paved garden with feature flower beds and direct access to the rear of the garage all enclosed by wooden fencing.

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.



Services

Heating: Electric
Water: Mains Supply
Sewerage: Mains Supply

Lease Info:

Term: 150 years from 24th June 1991
Ground Rent: £0
Service Charges: £7928 a year

Local Authority - Buckinghamshire Council

Council Tax Band - **G**

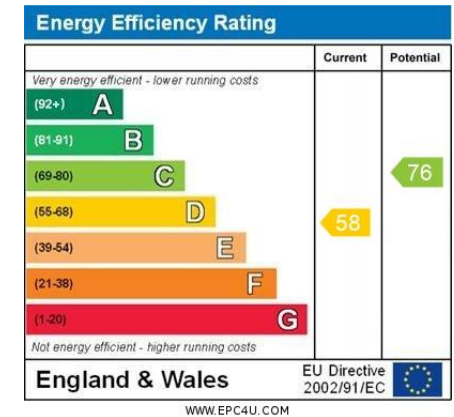
Energy Performance Rating - **D58**

**Approximate Gross Internal Area 1158 sq ft - 108 sq m
(Excluding Garage)**

Ground Floor Area 656 sq ft – 61 sq m

First Floor Area 502 sq ft – 47 sq m

Garage Area 160 sq ft – 15 sq m



**VIEWINGS - Strictly by appointment only
with Simmons & Sons - Marlow Sales**

T: 01628 484353

E: marlowsales@simmonsandsons.com

W: <http://www.simmonsandsons.com>

Simmons & Sons Surveyors LLP for themselves and for the vendors or lessors of the property whose agents they are give notice that: (i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract or offer; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and any other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) No person in the employment of Simmons & Sons has any authority to make or give any representation or warranty whatsoever in relation to this property.

Sales

32 Bell Street
Henley-on-Thames
Oxon
RG9 2BH
T: 01491 571111

Lettings & Management

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

Commercial

12 Wote Street
Basingstoke
Hants
RG21 7NW
T: 01256 327711

Development

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

Rural

SIMMONS & SONS