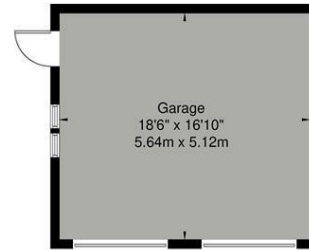


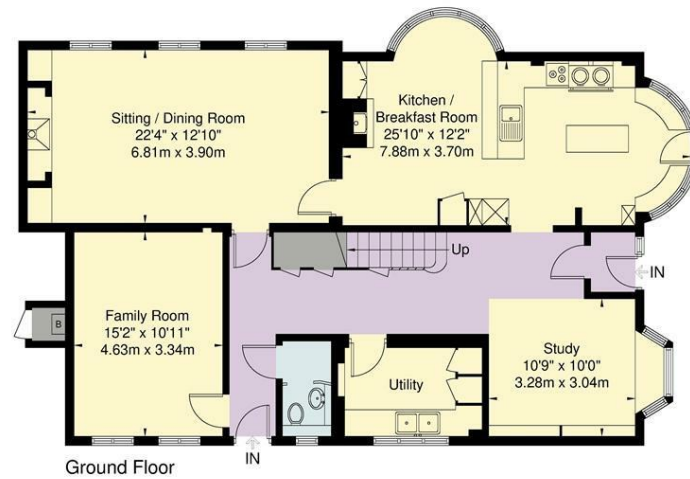


Piccadilly House

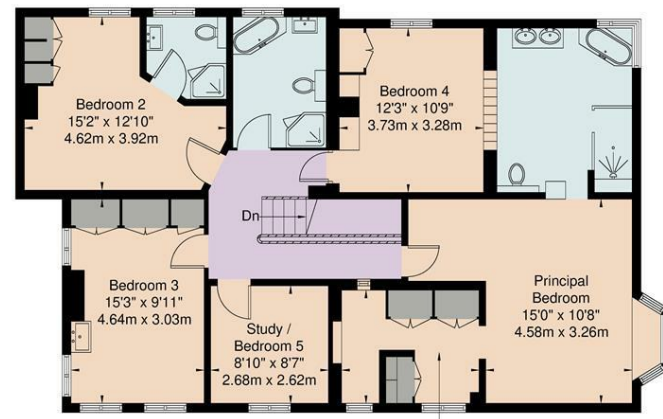
Approximate Gross Internal Area = 232.82 sq m / 2506.05 sq ft
 Outbuilding = 28.91 sq m / 311.07 sq ft
 Total = 261.73 sq m / 2817.12 sq ft



(Not Shown In Actual Location / Orientation)

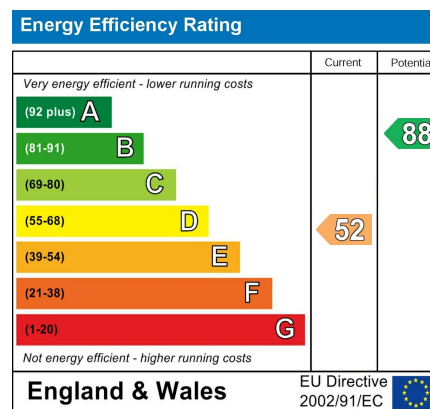


Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.



Guide Price
£1,325,000

Marlow Road, Lane End

Stylish family house, standing in an elevated position with rural views, a beautiful garden and a private paddock, in all about 3.6 acres

- Detached house with rural views
- Beautiful grounds with connecting paddock
- 5 bedrooms
- 3 bathrooms
- Carriage driveway and garaging
- Stylish finishes
- Close to Marlow
- Chain free

Character 5 bedroom house with paddock

- Marlow 3 miles
- Henley-on-Thames 11 miles
- M40 (J4) 3 miles
- High Wycombe Station 4 miles
- London 33 miles
- Heathrow 22 miles



Piccadilly House

This stylish detached house has accommodation arranged over two floors and is very nicely presented with careful attention to detail, retaining some of the original period features. Stepping into an open plan reception hall, there is an immediate feeling of calm and contemporary style,; this area directly connects all the ground floor rooms creating a house with excellent flow.

Upstairs, there are five bedrooms and three bathrooms. The main suite has a superbly appointed ensuite with views and a walk-in dressing room. The second bedroom is also en suite, with bedrooms three and four sharing a family bathroom. Bedroom five is currently used as a study.

Overall, the house is very well presented and all the principal rooms enjoy lovely views over the grounds and rolling countryside beyond.

Situation

Piccadilly House is located just outside the Chiltern village of Lane End, which has a useful selection of shops and eateries. Marlow is close by for shopping, some fine restaurants and walks along the River Thames. Accessing the M40 is easy from Stokenchurch just beyond Lane End. There are some wonderful local walks and rides in the surrounding countryside.

There are some wonderful local walks and rides in the surrounding countryside.

Outside

The house is approached through wrought iron gates onto a carriage driveway drawing up in front of the house and round to the detached double garage. The house itself has a covered porch and patio surrounding the house and overlooking the garden and the field beyond.

At the bottom of the garden is a five bar gate leading into the paddock, which can also be accessed from the road.

Services



Mains services: Electricity and water. Oil fired central heating. Private drainage.

Council Tax: Wycombe District Council, Band G

EPC Rating: E



Directions

Post Code: HP14 3NX what3words: ///shirtless.sprinkle.sheep

Viewings

Viewing by prior appointment with Robinson Sherston Henley office.



Tel: 01491 411911
Email: henley@robinsonsherston.co.uk

Sales Disclaimer

IMPORTANT NOTICE: Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or that any services, appliances, equipment, or facilities are in good working order. Measurements and distances referred to are given as a guide only whilst descriptions of the property are subjective and are used in good faith as an opinion and not as a statement of fact. Purchasers must satisfy themselves by inspection or otherwise on such matters prior to purchase.