



9 Framers Court, Ellis Way, Lane End, Buckinghamshire HP14 3LL

A spacious, two-bedroom, mid-terrace cottage overlooking beautiful courtyard gardens and within walking distance of local shops.

The Property

Entrance Hall

**Downstairs
cloakroom**

Sitting Room

Dining Room

Kitchen

**Two Double
Bedrooms**

Bathroom

Garage

Patio Garden

**150 year lease
from 1991**

No Ground Rent

55+ Age Covenant

9 Framers Court is an attractive refurbished mid terrace cottage with a patio garden and garage sold with no onward chain.

The entrance hall leads to the downstairs cloakroom /WC and sitting room. The spacious sitting room features an electric wall mounted fireplace and also leads through to the dining room which has French doors that open up into the private patio garden. The garden benefits from direct access to the garage.

The kitchen has a range of fitted units and a built-in electric Lamona oven and hob. The kitchen also benefits from a new integrated white goods.

The downstairs cloakroom is fitted with a WC and hand basin and also contains a freestanding washing machine and tumble dryer.

Upstairs there are two double bedrooms, both with built-in wardrobes. The bathroom has a walk-in shower, basin and WC.

There is new electric storage heating and double glazing throughout and a partially boarded loft accessed via a folding ladder, provides useful extra storage.

A single garage, with light and power, is adjacent to the property.

Guide Price: £ 399,950 (Leasehold)

Directions to Framers Court

From Oxford and the west exit the M40 at Junction 5 (Stokenchurch) and take the B482 to Marlow. Cross over the motorway and continue through Bolter End and into Finings Road and the village of Lane End. Pass through the village centre and on into the High Street.

In a short distance Ellis Way will be found on your right and the entrance to Framers Court will be ahead of you.

Please Note: Upon resale of the property, Cognatum Estates management company charge £500 plus VAT for the leasehold pack, payable by the vendor.

For viewings please call the Estate Manager on 01494 882743 / 07384 113 058 (Mon-Fri 9am-5pm)



Sitting Room



Dining Room



Kitchen



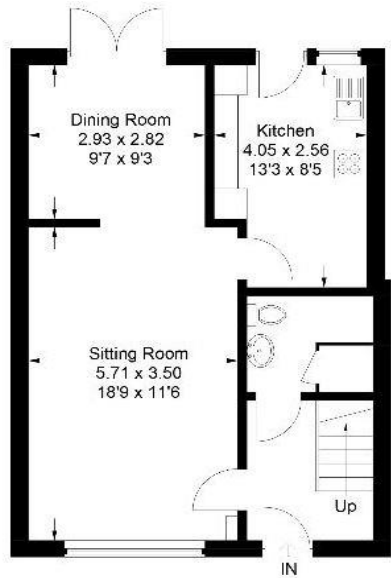
Bedroom 1



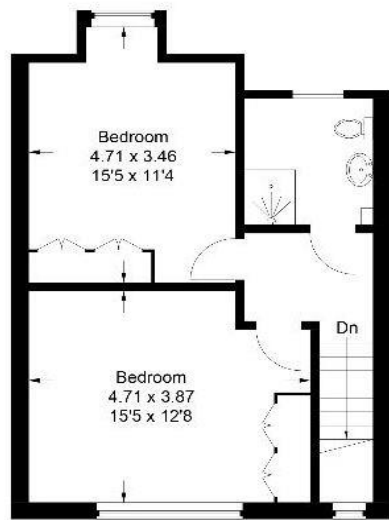
Bedroom 2



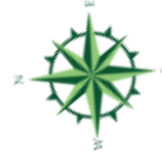
Bathroom



Ground Floor



First Floor



Rear with garden

Approximate Gross Internals: 95.1m² / 1024ft² Service Charge: £7788 pa Energy Performance Rating: E Council Tax Band: G

These particulars are intended to give a fair description of the property for the guidance of interested parties. They do not constitute any part of an offer or contract. All descriptions, dimensions, distances, orientations, reference to condition and necessary permissions for use and occupation and other statements are given in good faith; interested parties must satisfy themselves on the correctness of each element. The services provided have not been tested by the Agents. No person in the employment of the vendor's Agents has any authority to make or give any representations or warranties whatsoever in relation to this property nor to enter into any contract on behalf of the vendor. Photographs may show general view of retirement estate.

Framers Court

Framers Court is a beautifully-crafted estate of flint and brick cottages and apartments, built on different levels. The name commemorates a small chair-makers' workshop that stood there in Victorian times, when that was the principal industry in the area. The estate is tucked into a sheltered hollow just off the high street. There is a lower-garden courtyard with a grand flight of steps leading to a more formal courtyard and then a further flight of steps to an archway and lychgate leading directly to the shops. All the levels are accessible without the need to climb stairs.

Lane End is a pretty village high in the Chilterns with beechwoods and rolling countryside all around. As well as two wonderful pubs, the village has some good shops, a hairdresser, delicatessen and supermarket, and the Village Hall hosts a variety of clubs and societies. This is ideal walking country, with a network of footpaths linking Lane End to nearby villages and making it easy to enjoy the estate's location in the heart of the Chiltern Hills Area of Outstanding Natural Beauty and right on the doorstep of the Aston Rowant National Nature Reserve. Golf enthusiasts will be spoilt for choice, with more than 10 clubs within a 10-mile radius of the estate.

Services and Amenities at a Glance



27 PROPERTIES
BUILT 1991



RESIDENT
ESTATE
MANAGER



GUEST
SUITE



GARDENER



MINIBUS
SERVICE



LAUNDRY
FACILITY



Framers Court Gardens



Lane End



Aston Rowant Nature Reserve



Holy Trinity Church

Cognatum Property Limited, Pipe House,
Lupton Road, Wallingford, Oxfordshire OX10 9BS

T: 01491 821170 E: property@cognatum.co.uk

www.cognatum.co.uk

Cognatum
PROPERTY

RETIREMENT IS OPTIONAL