



Coronach Winchbottom Lane
Little Marlow, SL7 3RJ

Price Guide £1,500,000

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NOW SOLD - Rare opportunity to acquire a three bedroom family house, in need of updating, in a semi rural location with a detached 740 sq ft barn, a large garden and 15 acres of paddock/farmland that may be suitable as a smallholding or for equestrian use. Council Tax Band F. EPC Rating C

The whole of the property is located within the 'greenbelt' and has been extended in the past at ground floor level, so any further plans to enlarge/alter the property must be determined by the appropriate local authority.

The original bay fronted house comprises of two reception rooms, a kitchen, three bedrooms and a family bathroom and this has since been extended to provide a third reception room, a ground floor shower room and a ground floor bedroom/study.

There are mature well maintained gardens to both the front and rear of the property with established hedging providing plenty of privacy. Ample off road parking is available at the end of the garden where there is also a variety of outbuildings with a particularly useful metal barn of about 720 sq ft. Beyond the barn there is further garden, more and more outbuildings including a Nissen Hut and an old stable, and access to the adjoining farmland.

OVERAGE CLAUSE

There is a provision in the Will that 20% of any enhanced value from either





development of the site or from gravel extraction should be paid to the Executors of the deceased within 20 years of the date of death.

HMRC Anti Money Laundering

Anti Money Laundering Regulations require all purchasers to produce valid identification documentation before receiving a contract to purchase.

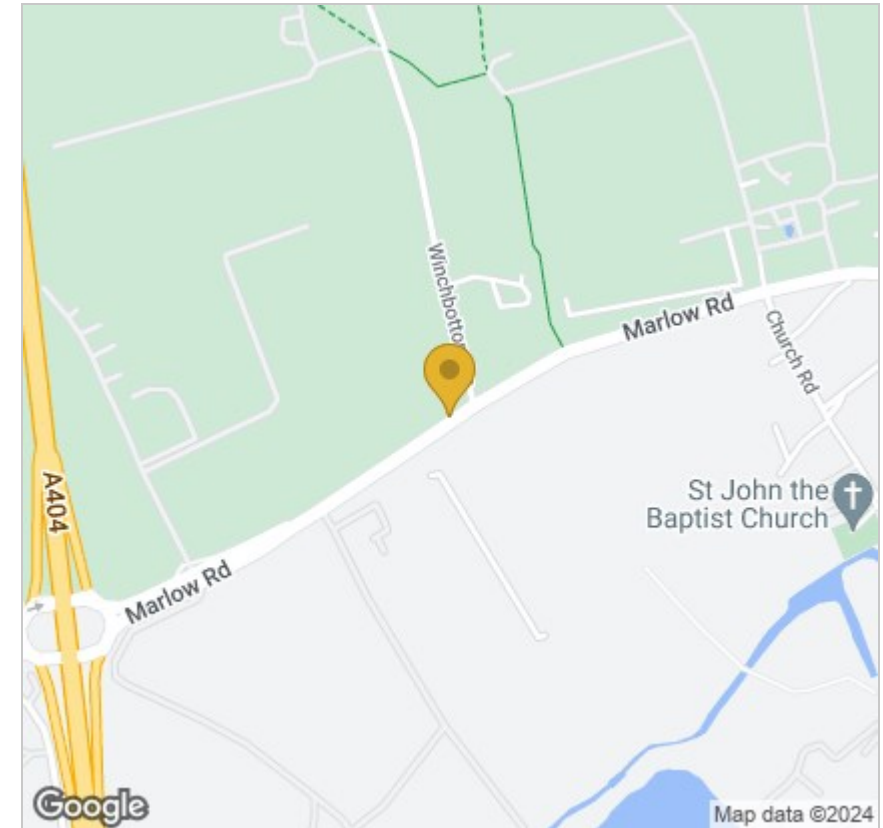
Any personal data collected by Hunt & Nash will only be used for the purposes of preventing money laundering and terrorist funding and further information is available on request as required under Article 13 of the GDPR



Floor Plan



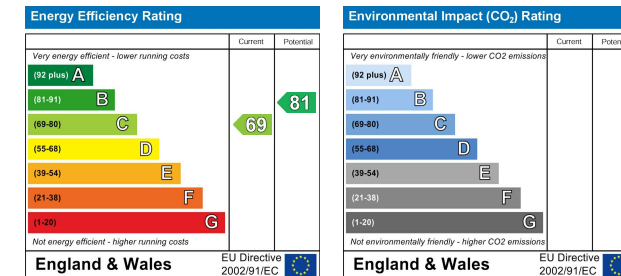
Area Map



Viewing

Please contact our Bourne End Office on 01628 522 568 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.