



BARN END, FINGEST
PRICE: £695,000 FREEHOLD



**BARN END
FINGEST
NR HENLEY-ON-THAMES
OXON RG9 6QE**

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In a tucked away position in one of the Hambleden Valleys most sought after villages, a three bedroom period end of terrace Barn conversion offering adaptable and much improved two storey accommodation with many features.

**SUNNY WEST FACING GARDENS:
THREE BEDROOMS: ENSUITE SHOWER
ROOM: SEPARATE BATHROOM:
LIVING ROOM WITH FIREPLACE:
FITTED KITCHEN/DINING ROOM:
OIL CENTRAL HEATING: CHARACTER
FEATURES: PARKING: SINGLE GARAGE.**

TO BE SOLD: this charming end of terrace cottage was created by the conversion of a timber clad period barn and is set in the heart of the village. Fingest is one of the most picturesque Buckinghamshire Chiltern villages with a popular local pub/restaurant and historic church set at the top of the Hambleden valley so surrounded by open countryside across which there are a number of delightful walks and rides. The larger towns of Henley and Marlow are both within about eight miles offering an excellent range of shopping sporting and social facilities as well as railway stations with branch lines serving Paddington. The M40 is accessible at Stokenchurch and Handy Cross and the M4, via the Marlow Bypass, at Maidenhead. Whilst postally Oxfordshire, Fingest is in Buckinghamshire so the house is within the catchment area for Grammar School education. The accommodation comprises:

ENTRANCE HALL front door yo



KITCHEN/DINING ROOM with vaulted ceilings, timber beams, ample wall and base units, integrated appliances and larger windows, allowing an abundance of light. There are French doors leading to a small rear courtyard garden. A hallway provides access to a useful **UTILITY CUPBOARD** with storage.



SITTING ROOM with wood burning stove and large sash windows overlooking the front garden and the church beyond, stairs top the first floor



BEDROOM THREE currently used as a home office by the present owners with access to ensuite shower room.



ENSUITE SHOWER ROOM with a white suite of wc, basin and large shower cubicle.



BEDROOM ONE: bay window, exposed beams.



**M16310426 EPC BAND: D
COUNCIL TAX BAND: D**



FIRST FLOOR LANDING with exposed beams, access to loft and airing cupboard

BEDROOM TWO: exposed beams, radiator, roof light, inset ceiling lighting.

BATHROOM with suite of bath with shower attachment, w.c and basin,

OUTSIDE: Barn End is approached over a private drive with a five bar gate off Chequers Lane providing car parking for two cars in front of the **DETACHED GARAGE** with double doors, personal door, light and power. To the **REAR** of the house the garden is laid to small raised L shaped lawn screened by trellis and beech hedgerow, water point and the oil storage tank, paved patio/path beside. To the **FRONT** the gardens measure 39ft, overlook the Church and are laid to lawn with trees and shrubs and evergreen hedgerow to one side



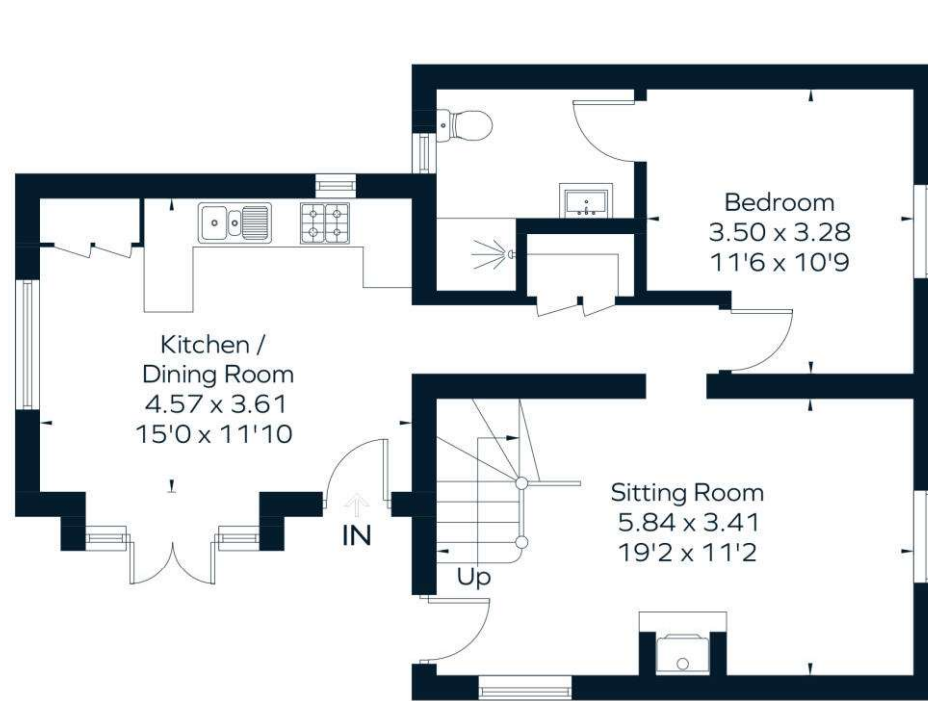
VIEWING: Please contact our Marlow office homes@andrewmilsom.co.uk or 01628 890707.

DIRECTIONS: **RG9 6QE** will take you to Fingest where Barn End will be found opposite the Church on Chequers Lane.

MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in progressing a sale.

For clarification we would wish to inform prospective purchasers that we have prepared these particulars as a general guide. These particulars are not guaranteed nor do they form part of any contract. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets, fixtures and fittings.

Approximate Area = 91.7 sq m / 987 sq ft
 Garage = 17.1 sq m / 184 sq ft
 Total = 108.8 sq m / 1171 sq ft
 Including Limited Use Area (0.7 sq m / 7 sq ft)

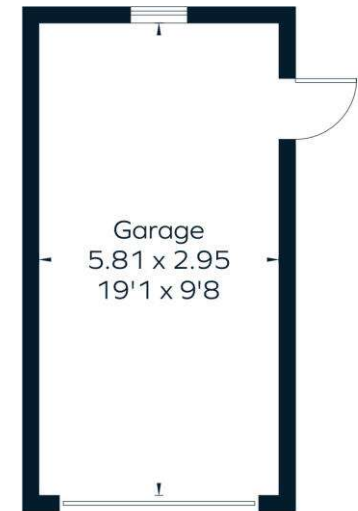


Ground Floor

= Reduced head height below 1.5m



First Floor



(Not Shown In Actual Location / Orientation)