



GRUBWOOD, CADMORE END
PRICE: £725,000 FREEHOLD

am ANDREW
MILSOM

**GRUBWOOD
CADMORE END
BUCKS HP14 3PL**

PRICE: £725,000 FREEHOLD

Set in an idyllic location opposite common land and part of this pretty Chiltern village just six miles north of Marlow, a three storey detached property with scope within the existing structure for reconfiguration/development to create an superb family sized country home.

**100FT REAR GARDENS: TWO FIRST FLOOR
DOUBLE BEDROOMS: TWO ENSUITE
SHOWER ROOMS: TWO SECOND FLOOR
LOFT ROOMS: SHOWER ROOM: REFITTED
KITCHEN/ DINING ROOM: LIVING ROOM:
CONSERVATORY: UTILITY ROOM:
CLOAKROOM: OIL CENTRAL HEATING:
GARAGE: PARKING FOR THREE CARS.**

TO BE SOLD: This fine individual detached home has been the subject of tasteful extension over the years including useful loft rooms to the second floor to provide adaptable living accommodation in a stunning country setting. The property is located on Cadmore End amongst acres of common land and is well placed for access via footpaths to Chiltern Countryside. The property is set on a large plot with mature well maintained gardens and is highly recommended for an internal viewing. There is a nearby farm shop, day to day amenities in Lane End whilst the towns of Marlow and High Wycombe offer provide a wider variety of shops and excellent commuting facilities including fast trains to London.

The accommodation comprises:

ENTRANCE PORCH oak front door, quarry tile floor and door to



KITCHEN/DINING ROOM.

KITCHEN AREA refitted with grey wall and base units, contrasting granite working surfaces four ring induction hob, Neff cooker hood, twin stainless steel sinks, grooved drainer space for dishwasher and fridge/freezer, Neff double oven, retractable larder, breakfast bar with seating for four, tiled floor, radiator downstairs cupboard door to utility room. **DINING AREA** laminated wood floor, radiator stairs to first floor, thermostat, wide opening to living room

CLOAKROOM white suite of low level WC, pedestal basin tiled floor and walls.

UTILITY ROOM with door to outside, larder and storage cupboards, appliance space, plumbing for washing machine, butler sink with working surface, central heating programmer, door to garage



LIVING ROOM with Adam style fireplace, oak mantle, two radiators, double glazed double doors to



CONSERVATORY vaulted ceiling, two roof lights, tiled floor, two radiators, doors to outside

FIRST FLOOR LANDING

stairs to second floor loft rooms, radiator, two cupboards one with lagged hot water cylinder and immersion heater, door to Shower Room.



BEDROOM ONE. Wardrobe, dressing table with cupboards and drawers, radiator door to

ENSUITE SHOWER ROOM with white suite of shower cubicle, Triton shower unit, low level WC, wash basin with vanity cupboard, heated towel rail with inset radiator



BEDROOM TWO. Radiator, two double wardrobes with mirrored doors concealing

ENSUITE SHOWER ROOM white suite of full width shower cubicle with shower unit,

twin wash basins with vanity cupboards low level WC, heated towel rail.

SECOND FLOOR LOFT ROOMS

ROOM ONE Velux roof light, eaves storage.

SHOWER ROOM tiled shower cubicle with shower unit, low level WC, wash basin with water heater. **ROOM TWO** with Velux roof light, eaves storage recess, night storage heater.

OUTSIDE

THE FRONT GARDEN includes a block paved driveway with hard standing for three vehicles, brick edged lawn with fruit trees, trellis fencing, hedged boundaries, lighting and gated access to rear. **GARAGE** up and over door electric consumer unit, oil fired boiler



THE REAR GARDEN is a feature being private and well screened with a raised patio, Garden store, steps down to a flagstone patio with timber shed, panelled fencing and steps to a large lawn with mature boundaries to the side and to rear. The rear garden measures 100ft.



M41880921 EPC BAND: D
COUNCIL TAX BAND F

VIEWING: please arrange to view via our Marlow Office homes@andrewmilsom.co.uk on 01628 890707.

DIRECTIONS: Use the post code **HP14 3PL**. Grubwood is on the right on the east side of the common when approaching from Lane End.

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 and furnishings.

ANTI MONEY LAUNDERING (AML). All Estate Agencies, except those engaged solely in Lettings work must comply with AML Regulations. As a result on agreement of a purchase you will be invited to complete a mandatory AML check at a cost of £30 plus VAT per named buyer

Approximate Gross Internal Area (Including Garage)

Ground Floor = 115.2 sq m / 1,240 sq ft

First Floor = 62.5 sq m / 673 sq ft

Second Floor = 28.1 sq m / 302 sq ft

Total = 205.8 sq m / 2,215 sq ft

