



bonners & babingtons

Old Barn Cottage  
Lane End



The Row  
Lane End  
Buckinghamshire  
HP14 3JU

**Tenure:** Freehold

**Guide Price:** £650,000

**Tax Band:** E

**Local Authority:** Bucks Council

**EPC Rating:** C



An individual detached home beautifully presented throughout located in the popular village of Lane End benefitting from good transport links.

The accommodation briefly comprises on the ground floor, entrance hall, cloakroom, living room, 'open plan' kitchen/dining room with central island, utility room. On the first floor there are 3 double bedrooms all with fitted wardrobe and the main bedroom enjoys an en suite shower room, landing with loft access and a fabulous family bathroom with 'roll top' bath. Outside there is a good size manicured rear garden with paved entertaining terrace and raised pergola, ideal for alfresco dining. To the front, ample driveway parking and a good size garage.

### Lane End

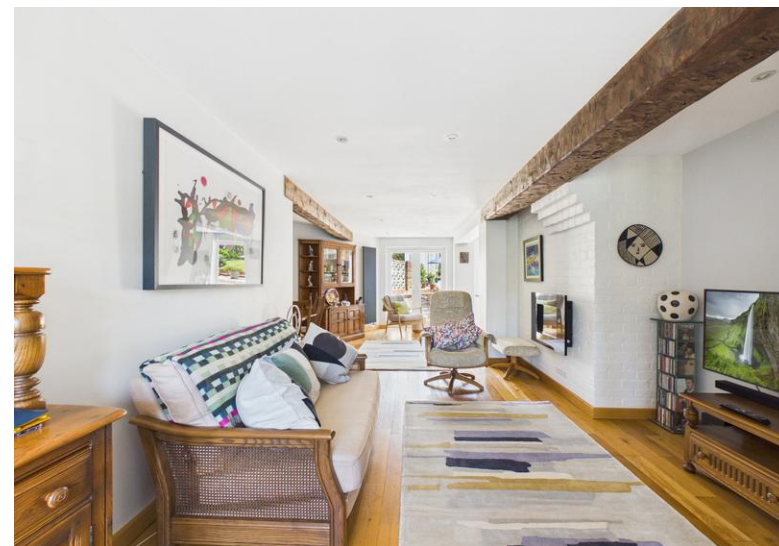
Standing high in the Chiltern Hills between Henley and Marlow is the popular village of Lane End.

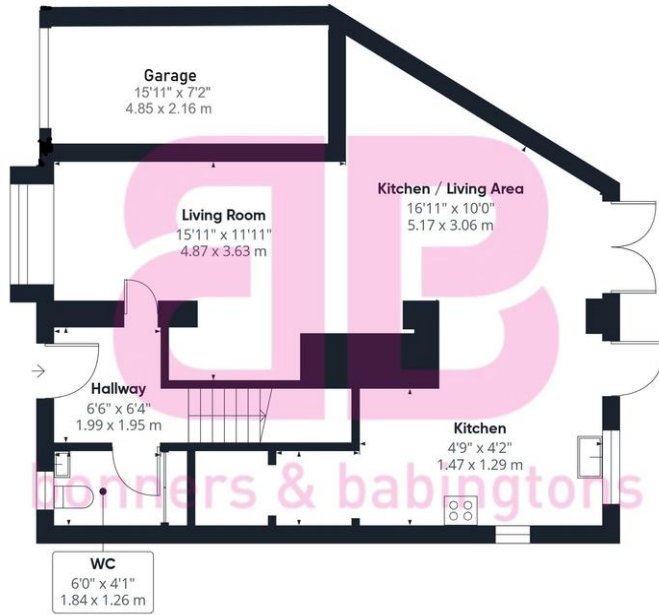
Local amenities and the village primary school are all within walking distance providing for day-to-day needs and the property is within a short walk of several delightful walks across surrounding Chiltern countryside, many leading to popular pubs and restaurants.



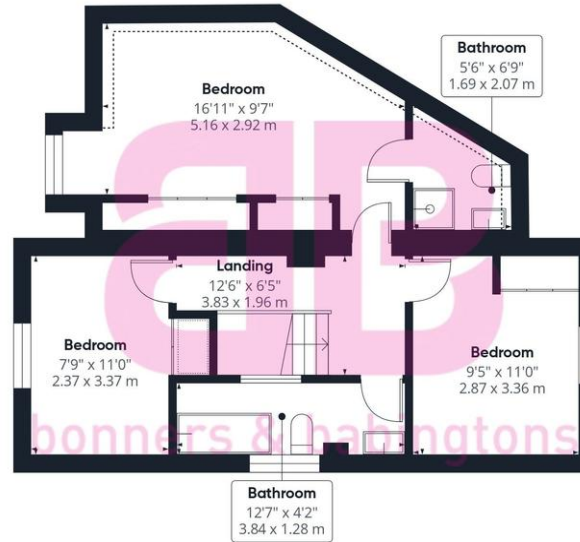
The larger towns of Marlow, High Wycombe and Maidenhead are readily accessible offering excellent shopping, sporting, and social facilities as well as schools for children of all ages.

Each has a railway station, Marlow serving Paddington via Maidenhead which connect to Crossrail and High Wycombe to Marylebone. The M40 motorway is a short drive at Handy Cross (J4) or Stokenchurch (J5).





Ground Floor



Floor 1

Approximate total area<sup>m</sup>

1,382 sq/ft  
129 sq/m

Reduced headroom

23 ft<sup>2</sup>  
2.1 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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