



**VICTORIA COTTAGE, HIGH STREET, LANE END**  
**PRICE: £595,000 FREEHOLD**



**VICTORIA COTTAGE  
HIGH STREET  
LANE END  
BUCKS, HP14 3ER**

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An attractive three bedroom detached brick & flint cottage situated in the heart of the village with delightful cottage gardens and a pleasant outlook to rear towards common land.

**SECLUDED GARDENS:  
THREE BEDROOMS:  
REFITTED SHOWER ROOM:  
CLOAKROOM: LARGE LIVING ROOM:  
DINING ROOM: STUDY: KITCHEN:  
GAS CENTRAL HEATING: DOUBLE  
GLAZING: OPEN FIREPLACES:  
ORIGINAL FEATURES: 20 FT GARAGE.**

**TO BE SOLD:** This impressive three bedroom detached brick and flint period home has well presented accommodation, boasts a number of interesting internal features and has been the subject of tasteful improvement over the years. The work has included installing of the ground floor cloakroom, refitting of a stylish first floor shower room, redecoration both inside and out, upgrading of the windows with double glazed sashes to the front whilst the boiler has also been replaced. Lane End has shops for day-to-day needs, school and doctors surgery whilst more extensive facilities can be found in Marlow and High Wycombe. For the commuter, the M40 is accessible at Handy Cross (J4) for Oxford, Birmingham and London. There are railway stations at Marlow and High Wycombe serving Paddington via Maidenhead and Marylebone respectively.

The accommodation comprises:

**ENTRANCE PORCH** with door matwell, front door and door to:



**LIVING ROOM:** an attractive room with double glazed sash windows, two attractive open feature fireplaces, two radiators, wide opening and step down to:

**DINING ROOM:** with radiator, wooden floor, door to Kitchen and door to:

**STUDY:** stairs to first floor, quarry tiled floor, two cupboards, radiator and door to:

**CLOAKROOM:** with white suite of wash basin, low level wc, extractor fan and quarry tiled floor.



**KITCHEN:** oak fronted wall and base units, one and a half stainless steel sinks and single drainer, ample work surfaces, space for fridge/freezer and tumble dryer, space and plumbing for washing machine and dishwasher, Glow-worm gas boiler, tiled floor, radiator, Rangemaster multi hob and oven cooker, stable door to outside.

**FIRST FLOOR LANDING:** with access to loft.



**BEDROOM ONE:** radiator, double glazed sash window.

**BEDROOM THREE:** radiator, airing cupboard with lagged hot water cylinder, immersion heater and shelving, double glazed window overlooking Rear Garden to common land beyond



**BEDROOM TWO:** radiator, double glazed sash window.



**SHOWER ROOM** refitted with white suite of wide glazed and tiled shower cubicle with Triton shower unit, wash basin with vanity cupboard, low level w.c., part tiled and wood panelled walls, heated towel rail and laminated wood floor.

## OUTSIDE

**THE FRONT GARDEN** is enclosed by dwarf brick walling and wrought iron railings and includes an attractive gravelled area with herbaceous shrubs and hedgerow with small driveway to side leading to:

**ATTACHED SINGLE GARAGE:** with roller door, light, power and door to Rear Garden.



**THE REAR GARDEN** is a feature of the property having a high degree of privacy and being enclosed by panelled fencing, maturing trees and shrubs. There is two tiered flagstone patio with outside tap and lighting. This leads to a shaped lawn area with well stocked flower and shrub beds and a further sun trap patio. The Rear Garden measures approximately 28' x 32' max (8.53 x 9.75m).

**DIRECTIONS:** Use **HP14 3ER**. When entering the village of Lane End from Marlow proceed past the duck pond on the right and Victoria Cottage will be found just after the left turning to Church Road on the right.

**VIEWING:** Please arrange to view with our Marlow office on **01628 890707** or by emailing **homes@andrewmilsom.co.uk**

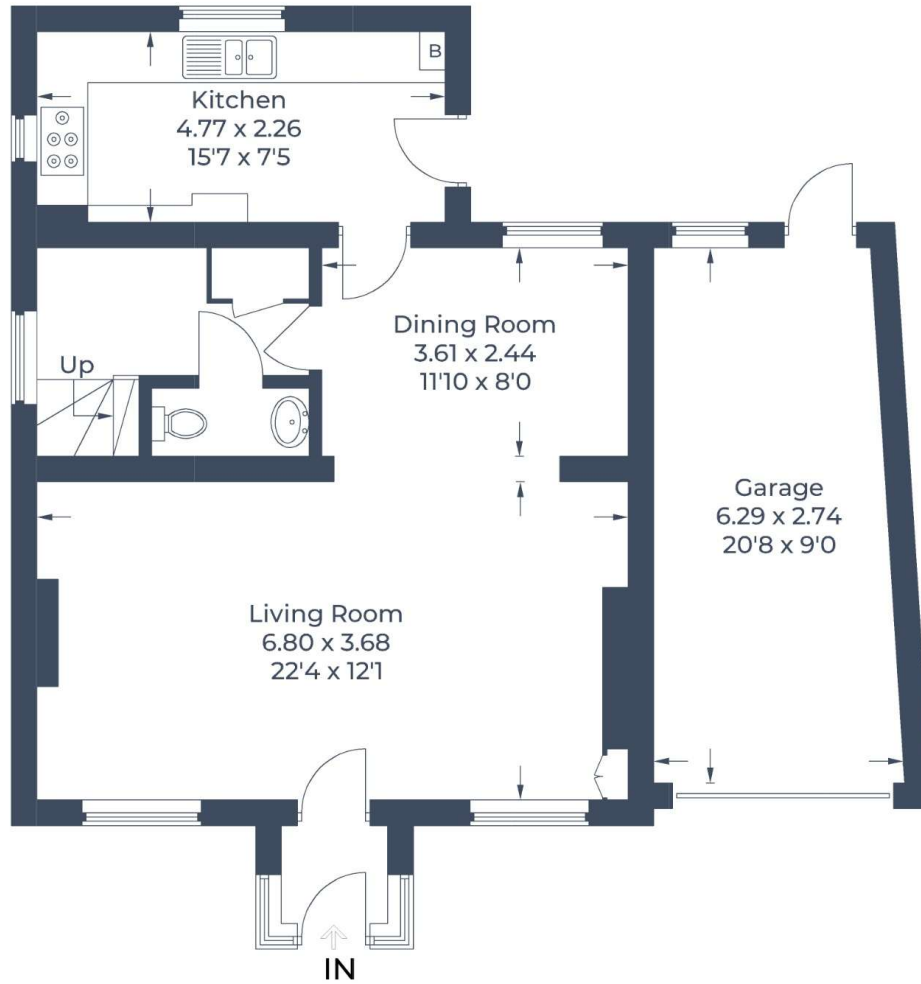


**M35270626 EPD BAND: D**  
**COUNCIL TAX BAND: F**

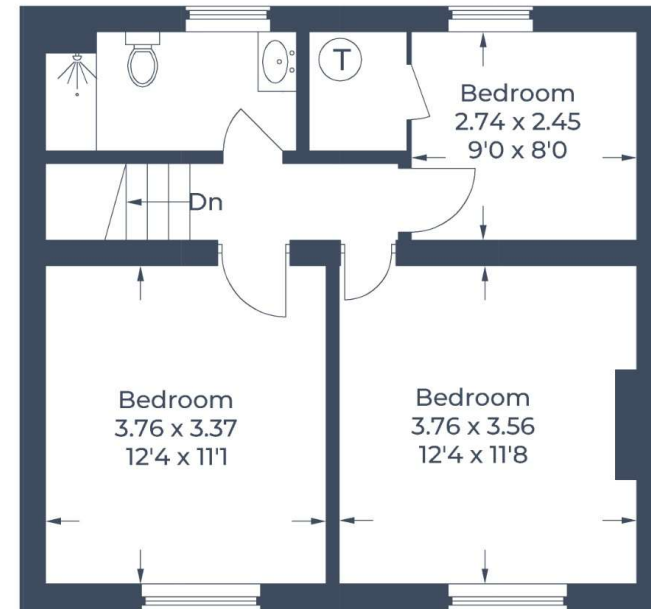
**ANTI MONEY LAUNDERING (AML).** All Estate Agencies, except those engaged solely in lettings work must comply with AML regulation. As a result on agreement of a purchase you will be invited to complete a mandatory AML check at a cost of **£30 plus VAT** per named buyer.

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 Gross Internal Area  
Ground Floor = 59.3 sq m / 638 sq ft  
First Floor = 45.2 sq m / 486 sq ft  
Garage = 17.4 sq m / 187 sq ft  
Total = 121.9 sq m / 1,311 sq ft



**Ground Floor**



**First Floor**

Illustration for identification purposes only,  
measurements are approximate, not to scale.