



Hollytree Cottage
Cadmore End

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Offered to the market with no onward chain. A charming, brick and flint, semi-detached cottage with panoramic countryside views. Situated in a highly convenient position within easy reach of Marlow and High Wycombe, as well as junction 5 of the M40 and popular local schools.

Hollytree Cottage, Cadmore End, Buckinghamshire, HP14 3PL

Guider Price £825,000

- CHARMING LIVING ROOM WITH WOOD BURNING STOVE
- KITCHEN BREAKFAST ROOM
- PANORAMIC COUNTRYSIDE VIEWS
- DINING ROOM/SNUG
- THREE DOUBLE BEDROOMS
- EN SUITE AND FAMILY BATHROOM
- AMPLE DRIVEWAY PARKING
- GARAGE
- UTILITY AND DOWNSTAIRS WC



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Cadmore End

Nestled in a prime location in the attractive, rural village of Cadmore End, gateway to a multitude of breath-taking Chiltern countryside walks, bridle paths, cycle routes, pubs and restaurants, stands this unique and characterful family home. The area offers a wide array of local services, with the sought-after towns of Marlow (5.4 miles), Henley-on-Thames (9.5 miles) and High Wycombe (6 miles) - popular for its shops and mainline train service to London Marylebone. There is also convenient access to the M40 (for London, Oxford and beyond), and A404 (M4/M25). Cadmore End is in the catchment area for some of the most popular grammar/non-grammar schools and colleges in Marlow, High Wycombe and Henley, with various school buses serving the area.



Description

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The characterful property has been lovingly maintained throughout the years which adds to its charm. The living room is dual aspect with a feature fireplace dating back to the 1715s. The spacious kitchen/dining room boasts ample eye and waist level storage with a integrated oven and induction hob. The snug room is a fantastic addition to the property with views of the wonderfully secluded garden providing a leafy and rural backdrop. In addition, there is a downstairs w.c and separate utility room.

Upstairs the house is spacious with three generous double bedrooms, benefitting from built in wardrobes and the principle with a large ensuite. The family bathroom provides a bath and overhead shower.

Outside

Set on a 0.29-acre plot; the garden is a real feature of the property, offering an excellent degree of privacy throughout, a large wrap around garden which is mainly laid to lawn with mature hedging and trees creating all round privacy, boasting a sociable patio area. There is a single garage with an up and over door with driveway parking. Neighbour owns two parking spaces with shared drive access.

Other notable features: Oil Central Heating, Double Glazing Throughout, Septic Tank.





General Remarks and Stipulations

Tenure
Freehold

Post Code
HP14 3PL

EPC Rating
D

Viewing
Strictly by appointment with
Bonners & Babingtons

Local Authority
F

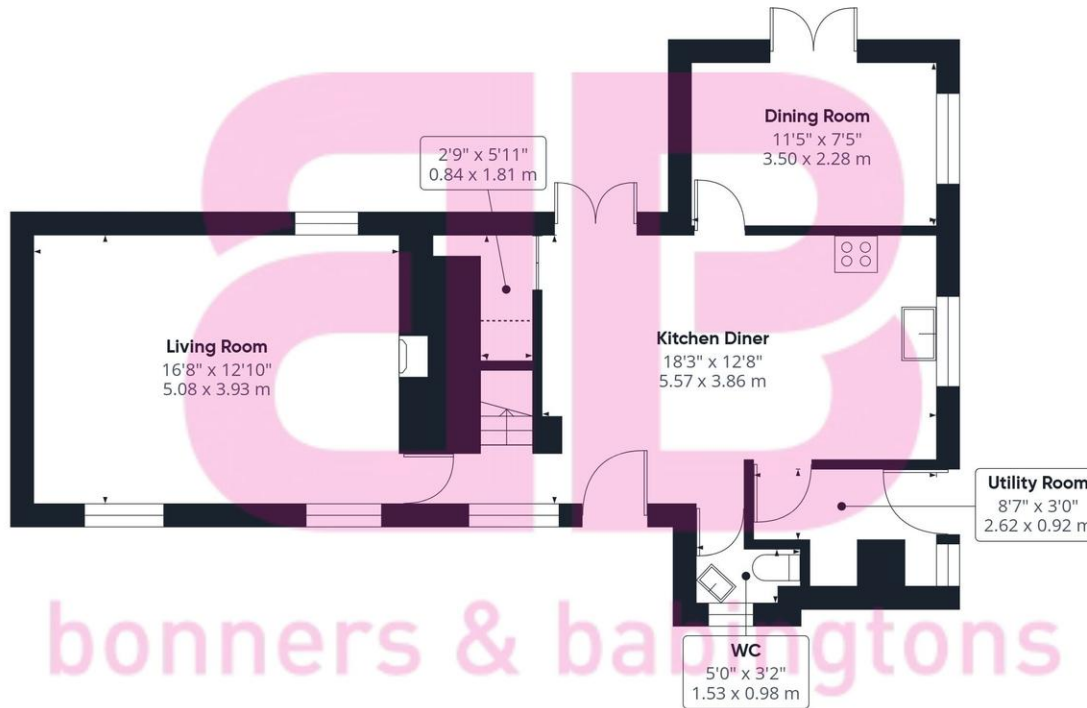
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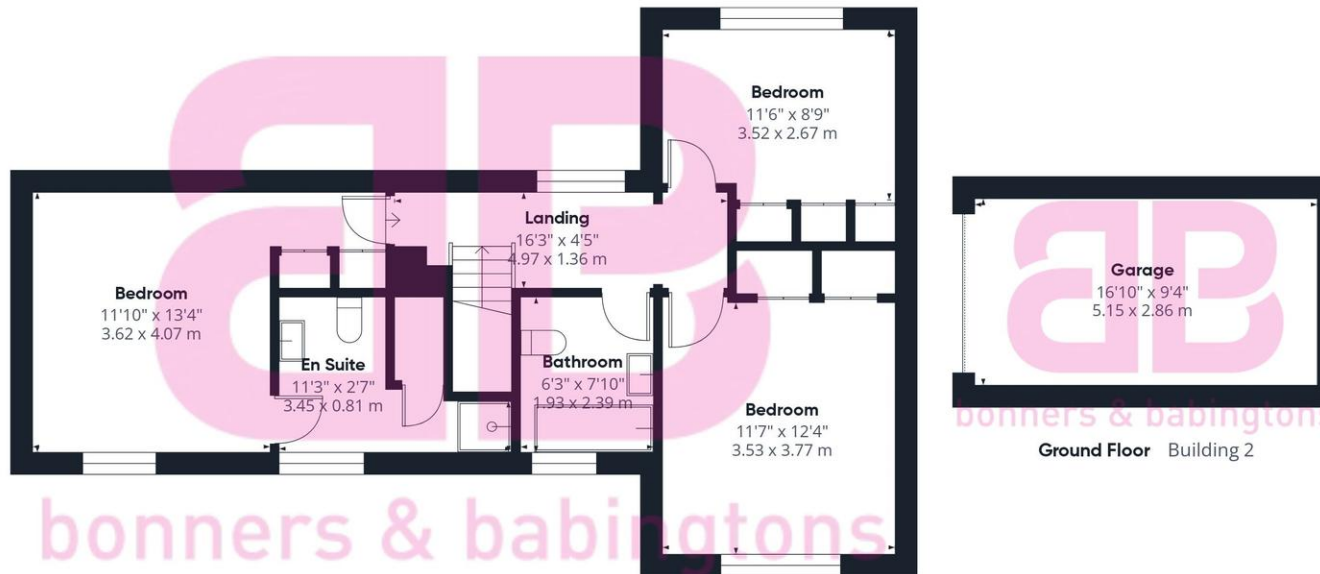
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Ground Floor Building 1



Floor 1 Building 1

Ground Floor Building 2

Approximate total area^m

1418 ft²

131.8 m²

Reduced headroom

5 ft²

0.4 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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