



Sunnybank Cottage

Fine & Country are delighted to showcase Sunnybank Cottage, a beautifully presented four bedroom detached family home. Originally built in 1892, this attractive period property offers generously well-proportioned accommodation. The ground floor comprises of an expansive open plan kitchen breakfast room/playroom, formal living room, utility room, large entrance hall, cloakroom and fourth bedroom. To the first floor you will find the principal bedroom, two further bedrooms and a substantial family bathroom.

The versatile downstairs accommodation lends itself to entertaining and benefits from a raised decking area, perfect for al fresco dining. This period property is light and airy with far reaching views over the fields to the rear. Set in the village of Wheeler End, the property encapsulates rural living whilst benefiting from the nearby amenities of Marlow and High Wycombe and providing easy access to London.

GROUND FLOOR:

Entrance Hall

Sitting Room

Kitchen

Dining Area

Playroom

Utility

Bathroom

Bedroom Four

FIRST FLOOR:

Principal Bedroom

Bedroom Two with Expansive Storage

Bedroom Three

Family Bathroom

OUTSIDE SPACE:

Home Office







Outside:

The property is accessed from the country lane via a driveway providing off road parking for two vehicles. The current vendors have also installed external sockets which are used for charging an electric vehicle. The rear garden is mainly laid to lawn with raised shrub beds and can be accessed via both sides of the property.

The garden benefits from two separate seating areas - a decking area accessed via double doors from the open plan dining/living area, as well as a paved terrace area with a wisteria covered pergola. The garden is enclosed by secure post and rail fencing allowing uninterrupted views over the rolling arable fields and woods to the rear of the property.

The property also has a newly built custom made garden office, which has been constructed to the highest specification. The vendors also pay a small amount to rent a large allotment which is located opposite the property. The image of this can be found on online portals. The new owners of Sunnybank Cottage would be able to take this on instead of applying if desired.

Property information:

Tenure: Freehold EPC Rating: D

Services: Mains electricity, LPG Gas, Water and Sewerage.

Local Authority: Buckinghamshire County Council. Council Tax Band: F

Sunnybank Cottage is also registered to receive payments as part of the renewable heat incentive. These payments will continue until February 2027. Please speak to agent for further information.

Location:

The hamlet of Wheeler End is centred around the common and surrounded by arable land, owned by the West Wycombe Estate, home to the Dashwood family.

Wheeler End has one village pub, The Chequers Inn, but further local amenities can be found in the nearby historic National Trust village of West Wycombe with its High Street dating back to the 16th Century and its famous Hell Fire Caves. A much greater range of shopping, leisure and cultural facilities can be found in High Wycombe and Marlow. The surrounding Chilterns countryside offers excellent walks, and is also ideal for those with equine interests.

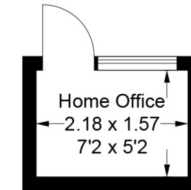
Sunnybank Cottage is within catchment of the local primary school, as well as the renowned High Wycombe grammar schools and Buckinghamshire provides excellent private schooling such as Wycombe Abbey, Godstowe and Pipers Corner. Ofstead rated outstanding Montessori nursery is also within walking distance of the property.

A mainline station can be found in High Wycombe with services to Marylebone in as little as 27 minutes. There are excellent links to the M40 motorways, with Junctions 4 & 5 being within easy reach, giving access to London, M25 and the North. Heathrow airport is just over 24 miles away.



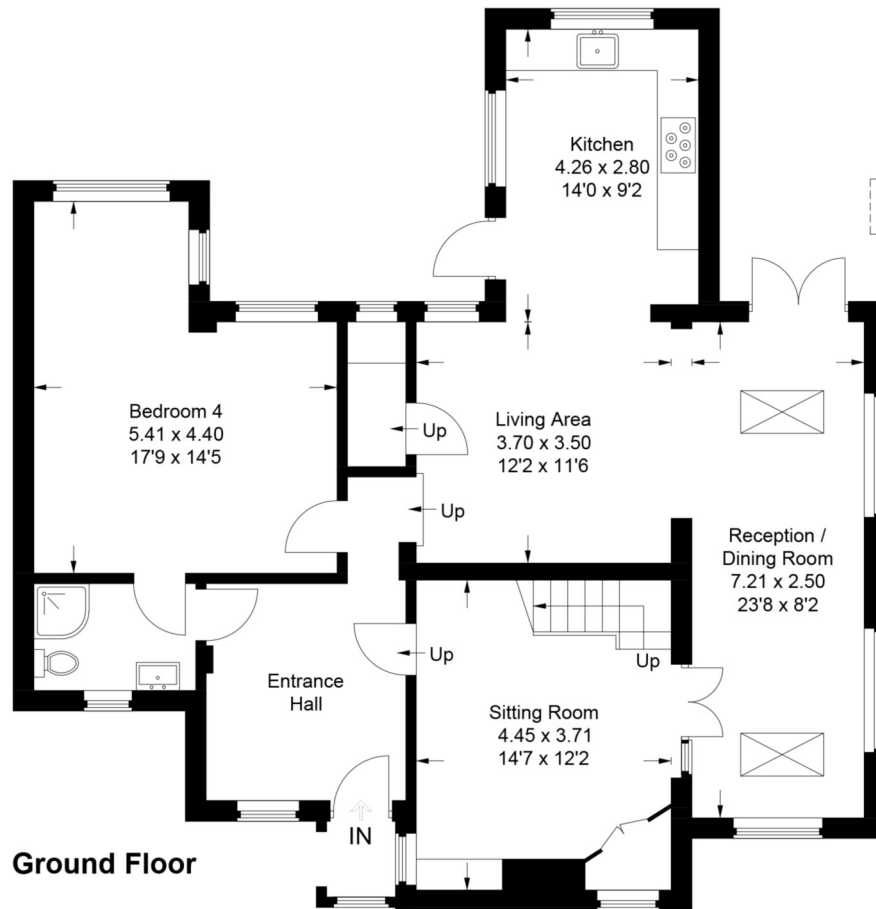


Approximate Gross Internal Area
 Ground Floor = 101.6 sq m / 1,094 sq ft
 First Floor = 57.2 sq m / 616 sq ft
 Home Office = 3.4 sq m / 36 sq ft
 Total = 162.2 sq m / 1,746 sq ft

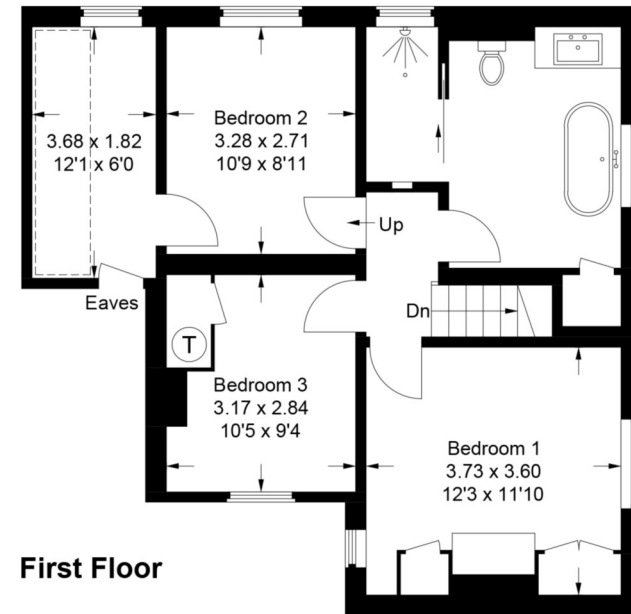


(Not Shown In Actual Location / Orientation)

= Reduced headroom below 1.5m / 5'0



Ground Floor



First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

© CJ Property Marketing Ltd Produced for Fine & Country



Fine & Country South Buckinghamshire

Tel: 01844 343131

Belmont House, 1 Market Square, Princes Risborough, Buckinghamshire HP27 0AP

www.fineandcountry.com



FINE & COUNTRY
fineandcountry.com™