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Hollytree Cottage
Hollytree Cottage | Cadmore End | High Wycombe | HP14 3PL

Hollytree Cottage

A truly charming brick and flint semi detached house, and in parts dating back to 1715, boasting ample character features along with being situated on a 0.29 acre plot in a sought after village location.

Ground Floor

Entrance Hallway

Living Room

Kitchen Breakfast Room

Dining Room/Snug

Utility room

Downstairs cloakroom

First Floor

Principal Bedroom

En Suite Shower room

Two further Double Bedrooms

Family Bathroom

Outside

Driveway and Garage

Approx Third acre Plot

Lawned gardens







This charming semi detached house in Cadmore End boasts a living room with a cosy log burning stove, a spacious kitchen breakfast room, a separate dining room and a practical utility room.

The property features three generous bedrooms, including a principal bedroom with an en suite and a family bathroom for the additional bedrooms. Set on a 0.29-acre plot, the house showcases a delightful brick and flint exterior. The private garden offers a scenic outdoor space for relaxation and entertaining. Complete with off-street parking and a garage, this home seamlessly combines style with practicality.

Location:

The village of Cadmore End is perched at the top of the Hambleden Valley in an Area of Outstanding Natural Beauty in the heart of the Buckinghamshire countryside. Popular with walkers there are numerous trails through the stunning countryside where deer roam freely and picturesque pubs provide refreshment.

Cadmore End enjoys a vibrant community with a local cricket team, social gatherings and a traditional English village feel.

There is a local farm shop and the nearby village of Lane End offers further local amenities, whilst Marlow, Henley and High Wycombe offer more comprehensive shopping, leisure and cultural facilities.

For the commuter, High Wycombe train station provides direct frequent access to London Marylebone within approximately 27 minutes. The M40 can be reached via Junction 5 (approximately two miles away), giving access to the national motorway network and airports.

Buckinghamshire is renowned for its high standard of education which includes local Grammar Schools and independent schools catering for children of all ages.

Hollytree Cottage is within the catchment for several highly regarded state and private schools. Cadmore End infant and junior school is a short distance away, whilst secondary schooling provides no less than four Ofsted-rated 'Outstanding' Grammar Schools within the catchment.

Freehold. Note: Neighbour owns two parking spaces with shared drive access.

Council Tax band F. EPC band D.

Agents Note

We may refer you to recommended providers of ancillary services such as Conveyancing, Financial Services, Insurance and Surveying. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending their services. You are not under any obligation to use the services of the recommended provider. The ancillary service provider may be an associated company of AIG (KH) Ltd T/A JNP.

AML Disclaimer

Please note it is a legal requirement that we require verified ID from purchasers before instructing a sale. Please also note we shall require proof of funds before we instruct the sale, together with your instructed solicitors.



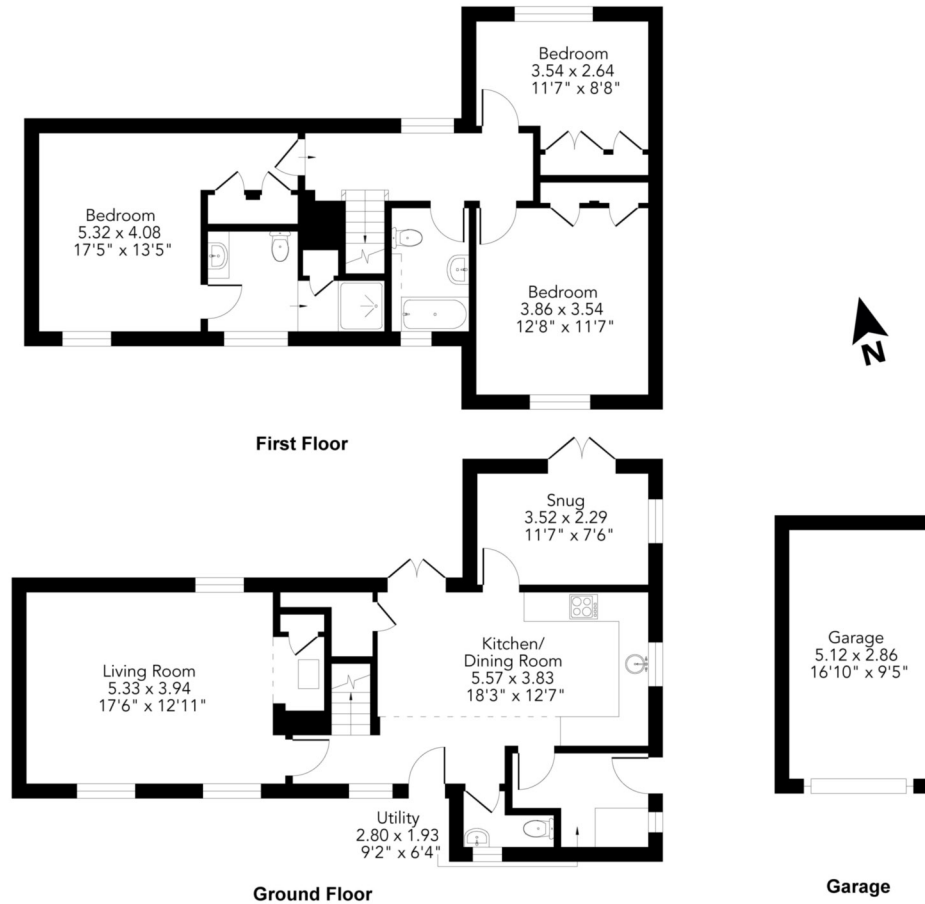


APPROXIMATE FLOOR AREA

House - 127.86 sq m - 1376 sq ft
Garage - 14.64 sq m - 158 sq ft
Total - 142.50 sq m - 1534 sq ft
(Gross Internal Area)

NOT TO SCALE

This plan is for illustration purposes only



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.

PROPERTYSHOOT



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