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ESTATE AGENTS



High Hedges Church Road, Cadmore End, High Wycombe, Buckinghamshire, HP14 3PL



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HP14 3PL

Offers in the region of £595,000

Virtual Viewing Available - Call to Request Link! * High Hedges is a charming detached cottage situated in the village of Cadmore End.

Description

Upon entering the property through the front door, you walk into the central hallway with a large, double aspect "Lshaped" living room to your right hand-side that benefits from a log burner. To the left, you have the dining room (formerly a bedroom) which overlooks the front garden. The Kitchen is located at the rear of the property which flows into the conservatory offering woodland views. Also on the ground floor, you have an additional reception room which overlooks the rear garden which is currently being used as a home office. There is also a downstairs shower / utility room.

On the first floor, there are four bedrooms (two doubles & two singles). The master bedroom enjoys a double aspect view with an ensuite bathroom. There is also a family shower room with ample landing space with views over the rear garden.

From inside the cottage, you can enter into the rear garden from either the conservatory or living room. When out in the garden, there is a large decked terrace which benefits from a beautiful 180-degree view of woodland and the Chiltern Hills. The rear garden extends to approximately 80 feet to the boundary with an impressive view of the property elevated from the bottom of the garden.

At the front of the property, there is parking for several cars, a large garage with power and lighting and a well-kept front garden which enjoys the evening sun.



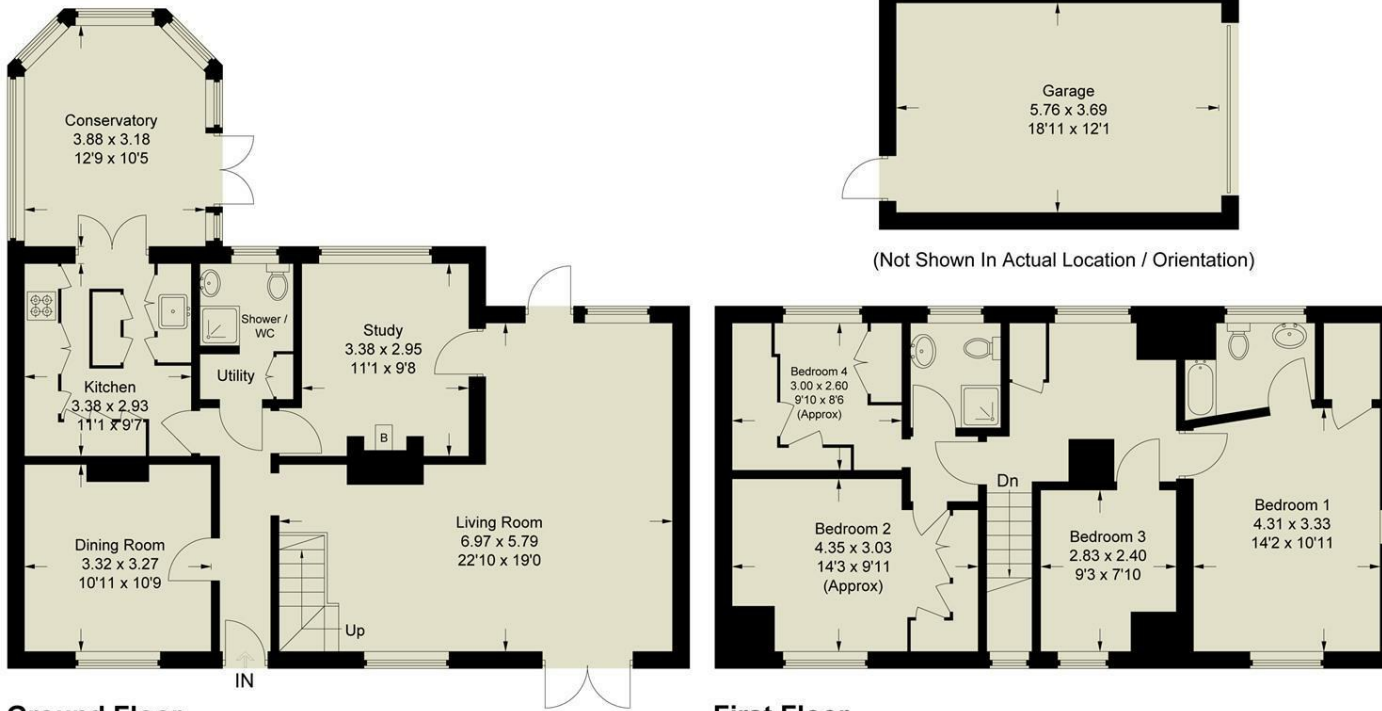
Situation

Cadmore End is a small hamlet located high on the Chiltern Plateau in the heart of the Buckinghamshire countryside. The hamlet is set back and mostly hidden from the main Marlow to Stokenchurch Road, and is clustered around areas of green and commons which are a key part of its character. Cadmore End, is a village in the civil parish of Lane End in the English county of Buckinghamshire. There are fabulous opportunities in this part of the English countryside for long walks to enjoy the mixed landscape of woods, wildlife, hills and hamlets that make up much of the Chilterns. Cadmore End Nursery and Primary School is within walking distance and was Ofsted rated as Good in 2018.



Floor Plans

Approximate Gross Internal Area
 Ground Floor = 88.1 sq m / 948 sq ft
 First Floor = 66.4 sq m / 715 sq ft
 Garage = 21.7 sq m / 234 sq ft
 Total = 176.2 sq m / 1,897 sq ft



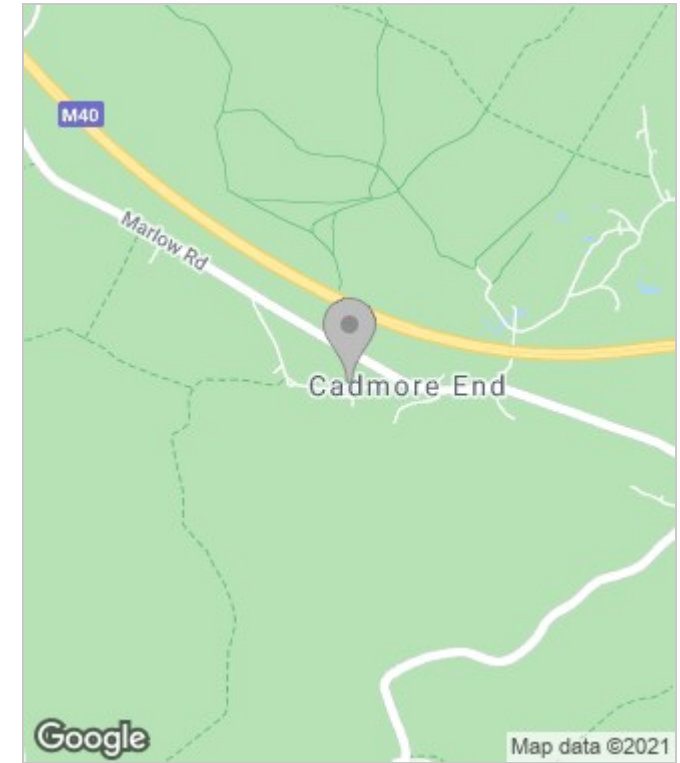
Ground Floor

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.

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Area Map



Energy Performance Graph

