HUNT & NASH

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Coronach, Winchbottom Lane, Little Marlow
Buckinghamshire SL7 3RJ



DETACHED FAMILY HOUSE WITH ADJOINING 15 ACRE PADDOCK/FARMLAND
POSSIBLY SUITABLE FOR A SMALLHOLDING OR EQUESTRIAN USE
THREE/FOUR BEDROOM HOUSE WITH 720 sq ft DETACHED BARN: NISSEN HUT
NUMEROUS OUTBUILDINGS IN VARIOUS STATES OF REPAIR
IN NEED OF UPDATING: NO ONWARD CHAIN: FABULOUS OPPORTUNITY
COUNCIL TAX BAND F: EPC RATING C

Rare opportunity to purchase a three/four bedroom detached family home in need of updating and remodelling throughout but benefiting from a large garden and an adjoining 15 acre paddock, that may be suitable as an equestrian facility or even a smallholding.

The whole of the property is located within the 'greenbelt' and has been extended in the past at ground floor level, so any further plans to enlarge/alter the property must be determined by the appropriate local authority.

The original bay fronted house comprises of two reception rooms, a kitchen, three bedrooms and a family bathroom and this has since been extended to provide a third reception room, a ground floor shower room and a ground floor bedroom/study.

There are mature well maintained gardens to both the front and rear of the property with established hedging providing plenty of privacy. Ample off road parking is available at the end of the garden where there is also a variety of outbuildings with a particularly useful metal barn of about 720 sq ft. Beyond the barn there is further garden, more and more outbuildings including a Nissen Hut and an old stable, and access to the adjoining farmland.

VIEWINGS BY CONFIRMED APPOINTMENTS ONLY

Please call our offices for viewing dates and times on **01628 522568.** This property is offered for sale with no onward chain.

OVERAGE CLAUSE

There is a provision in the Will that 20% of any enhanced value from either development of the site or from gravel extraction should be paid to the Executors of the deceased within 20 years of the date of death.

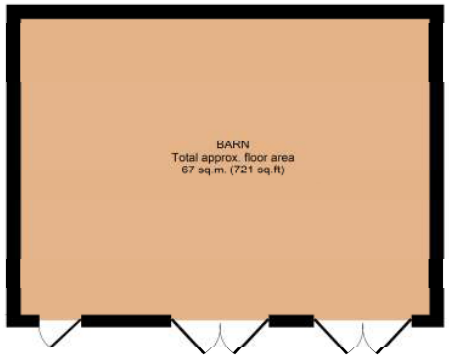
HMRC Anti Money Laundering

Anti Money Laundering Regulations require all purchasers to produce valid identification documentation before receiving a contract to purchase.
Any personal data collected by Hunt & Nash will only be used for the purposes of preventing money laundering and terrorist funding and further information is available on request as required under Article 13 of the GDPR

GUIDE PRICE . . . £1,500,000 . . . FREEHOLD

The property will be sold subject to, and with all wayleaves, easements and rights of way, whether mentioned in these particulars or not.

TOTAL APPROX. FLOOR AREA 137.0 SQ.M. (1475 SQ.FT.)
EXC. BARN APPROX. FLOOR AREA 67.0 SQ.M. (721 SQ.FT.)
All measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such. Not to scale. **www.huntandnash.co.uk**





GROUND FLOOR FIRST FLOOR











Note: These particulars are produced in good faith, having been prepared as a general guide. Hunt & Nash give notice that they do not constitute any part of a contract. We have not carried out a survey, nor tested the services, appliances and specific fittings if any. Room sizes should not be relied on for carpets and furnishings

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