

1 Framers Court, Ellis Way, Lane End, Buckinghamshire HP14 3LL

A spacious, two-bedroom, cottage situated in a prime position on a beautiful estate and within walking distance of local shops.

Cognatum PROPERTY

Entrance Hall

Downstairs Shower room

Sitting Room

Dining Room

Kitchen

Two Double Bedrooms

Bathroom

Garage

Patio Garden

150 year lease from 1991

No Ground Rent

55+ Age Covenant

The Property

1 Framers Court Is a well presented two bedroom end of terrace cottage situated in a prime location on the Framers Court estate.

Upon entering the property you are welcomed into a light hallway leading to the useful downstairs shower room and through to the large open plan sitting/dining room. The sitting room is bright and airy with access to the property's conservatory, a great space to relax and enjoy the sunshine. The dining room is a great space for entertaining with French doors leading out to the private enclosed patio garden.

The fully fitted kitchen has a range of built in units and integrated appliances such as the hob and oven, there is also room for freestanding fridge freezer, dishwasher and washing machine.

Upstairs there are two good sized double bedrooms both benefiting with built in storage. There is also a family bathroom accessed from the landing.

There is electric storage heating and double glazing throughout.

A partially boarded loft, accessed via a folding ladder, provides useful extra storage and a single garage, with light and power, is located nearby with access directly from the patio garden,

Offers in the region of : £375,000 (Leasehold)

Directions to Framers Court

From Oxford and the west exit the M40 at Junction 5 (Stokenchurch) and take the B482 to Marlow. Cross over the motorway and continue through Bolter End and into Finings Road and the village of Lane End. Pass through the village centre and on into the High Street.

In a short distance Ellis Way will be found on your right and the entrance to Framers Court will be ahead of you.

Please Note: Upon resale of the property, Cognatum Estates management company charge £500 plus VAT for the leasehold pack, payable by the vendor.

For viewings please call the Estate Manager on 01494 882743 / 07384 113 058 (Mon-Fri 9am-5pm)



Sitting Room



Dining Room



Kitchen



Bedroom 1



Bedroom 2



Bathroom

Approximate Floor Area = 104.7 sq m / 1127 sq ft
Garage = 14.4 sq m / 155 sq ft
Total = 119.1 sq m / 1282 sq ft



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.
All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #96495



Rear with garden

Approximate Gross Internals: 104.7 m² /1127 ft² Service Charge: £ 8152 pa Energy Performance Rating: D Council Tax Band: G

These particulars are intended to give a fair description of the property for the guidance of interested parties. They do not constitute any part of an offer or contract. All descriptions, dimensions, distances, orientations, reference to condition and necessary permissions for use and occupation and other statements are given in good faith; interested parties must satisfy themselves on the correctness of each element. The services provided have not been tested by the Agents. No person in the employment of the vendor's Agents has any authority to make or give any representations or warranties whatsoever in relation to this property nor to enter into any contract on behalf of the vendor. Photographs may show general view of retirement estate.

Framers Court

Framers Court is a beautifully-crafted estate of flint and brick cottages and apartments, built on different levels. The name commemorates a small chair-makers' workshop that stood there in Victorian times, when that was the principal industry in the area. The estate is tucked into a sheltered hollow just off the high street. There is a lower-garden courtyard with a grand flight of steps leading to a more formal courtyard and then a further flight of steps to an archway and lychgate leading directly to the shops. All the levels are accessible without the need to climb stairs.

Lane End is a pretty village high in the Chilterns with beechwoods and rolling countryside all around. As well as two wonderful pubs, the village has some good shops, a hairdresser, delicatessen and supermarket, and the Village Hall hosts a variety of clubs and societies. This is ideal walking country, with a network of footpaths linking Lane End to nearby villages and making it easy to enjoy the estate's location in the heart of the Chiltern Hills Area of Outstanding Natural Beauty and right on the doorstep of the Aston Rowant National Nature Reserve. Golf enthusiasts will be spoilt for choice, with more than 10 clubs within a 10-mile radius of the estate.

Services and Amenities at a Glance

27 PROPERTIES BUILT 1991

RESIDENT ESTATE MANAGER

GUEST SUITE

GARDENER

MINIBUS SERVICE

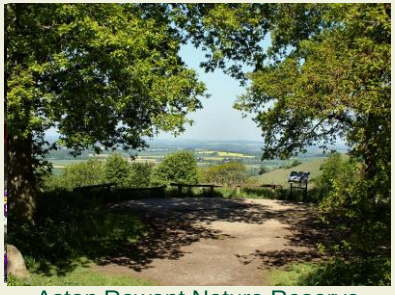
LAUNDRY FACILITY



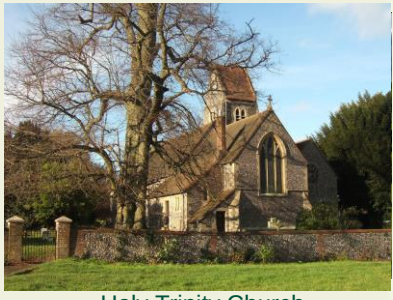
Framers Court Gardens



Lane End



Aston Rowant Nature Reserve



Holy Trinity Church

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Cognatum PROPERTY

RETIREMENT IS OPTIONAL

Cognatum Estates is a not-for-profit company, limited by guarantee, which provides management services exclusively for its private estates. All Cognatum properties are sold on long leases with no ground rents and no restrictions on owning a property, except that one resident must meet the minimum age covenant for the development.

The Property Ombudsman