



The Moletrap  
Water End Road

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A fabulous period brick and flint detached home originally dating back to the 1800's with later additions offering well-proportioned rooms. There are some lovely character features including an inglenook fireplace, exposed beams and internal latch doors. The cottage feels light and airy with numerous windows in all the rooms.

The Moletrap, Water End Road, Beacons Bottom, Buckinghamshire, HP14 3XF

Guide Price £795,000

- STUNNING CHARACTER COTTAGE
- THREE BEDROOMS
- LANDSCAPED GARDENS
- AMPLE PARKING
- CHARM THROUGHOUT
- PRIVATE & SECLUDED
- UTILITY ROOM
- COUNTRY KITCHEN
- SOUTH FACING GARDEN



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## Beacons Bottom

Set within the Chiltern Hills on the edge of the Stokenchurch plateau surrounded by beautiful countryside, the area offers an excellent network of footpaths and bridleways, and benefits from catchment for John Hampden Grammar, the Royal Grammar School and Wycombe High School. Day to day shopping needs can be found at the nearby village of Stokenchurch along with a public library, health centre and a number of village shops and restaurants. More specialised shopping can be found at the nearby in Oxford, High Wycombe and Marlow. M40 access at junction 5 is within 3 miles distant, with central London (approximately 35 miles distance). Mainline station to London Marylebone is at High Wycombe which is 5 miles from the property, the fast train is approximately 30 minutes. Oxford 25 minutes (John Radcliffe).



## Description

A fabulous period brick and flint detached home originally dating back to the 1800's with later additions offering well proportioned rooms. There are some lovely character features including an inglenook fireplace, exposed beams and internal latch doors. The cottage is flooded with light with numerous windows in all the rooms.

The Mole Trap is approached via a gated driveway with ample off-road parking and the gardens surround the property with a lovely degree of privacy and an open aspect to the front.

The accommodation briefly comprises on the ground floor, entrance hallway with storage cupboards, double aspect living/dining room with stunning inglenook fireplace ideal for those cosy winter evenings, steps down to a snug/dining room with log burning stove and door onto the garden, fitted kitchen, separate utility/boot room and a family bathroom with overhead shower, bath and heated towel rail. On the first floor the landing leads to the triple aspect master bedroom which has a range of built-in wardrobes and vaulted ceiling with exposed beams. There are two further bedrooms (one double with a vaulted ceiling and one single) and a cloakroom.

## Outside

The landscaped secluded garden is south facing enjoying 'all day' sun, creating an ideal space for entertaining in the warm summer months with an area of lawn, a number of trees and shrub beds. The substantial private terrace area is a sun trap built for hosting with an outdoor kitchen with a sink, wine fridge and space for a BBQ. In addition, there is a home office with bi-fold doors and electricity and a sauna available (upon separate negotiations).

**Other notable features:** Replacement windows throughout, oil fired central heating.





## General Remarks and Stipulations

### Tenure

Freehold

### Post Code

HP14 3XF

### Services

Mains Water, Electric, Oil fired CH,  
Drainage

### Viewing

Strictly by appointment with  
Bonners & Babingtons

### EPC Rating

TBC

### Local Authority

Buckinghamshire

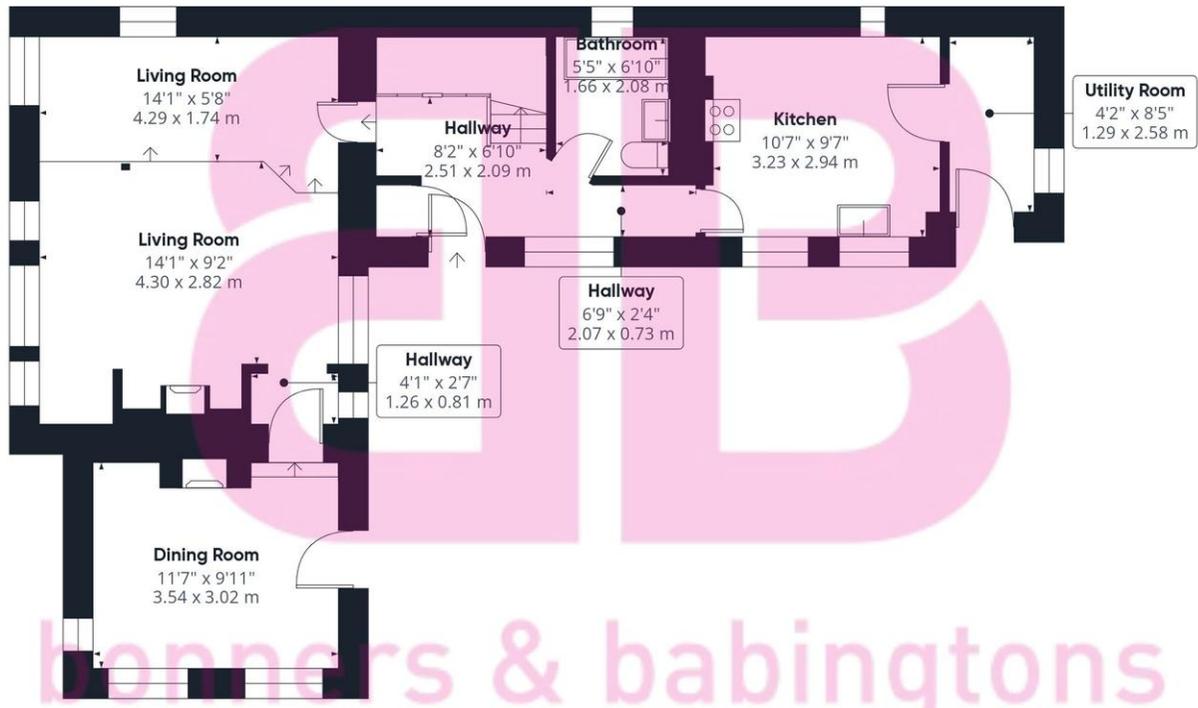
### Important Notice

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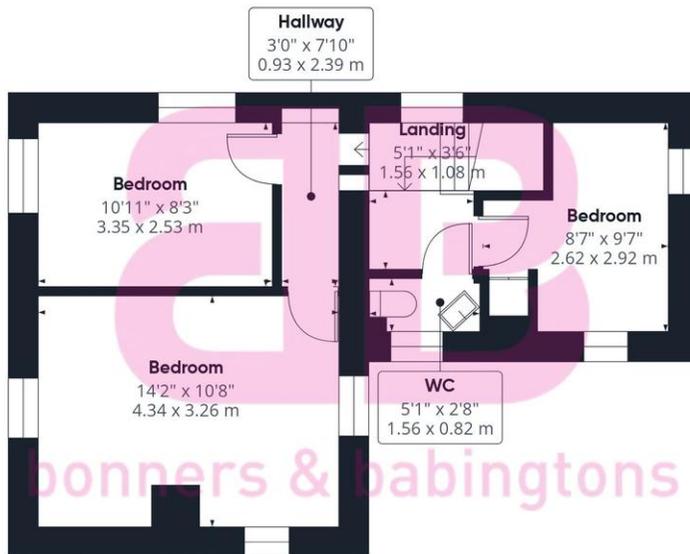
1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

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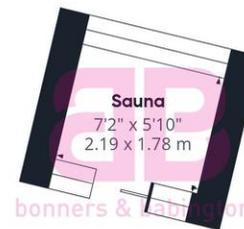
Ground Floor Building 1



Floor 1 Building 1



Building 2



Building 3

Approximate total area<sup>(1)</sup>

1159 ft<sup>2</sup>

107.5 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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