



HILTON KING & LOCKE

SPECIALISTS IN PROPERTY



Barn lying to the South of, Fulmer Road, Fulmer, Buckinghamshire. SL3 6HN.

Offers Over £115,000 Freehold

A unique opportunity to purchase this barn conversion providing the potential use as a recreation room, home office or other alternative non-commercial use. There is a main room plus separate mains drainage wc and wash hand basin. This part of the building is divided from the adjoining property by a solid brick wall and features light, power and heating. The electricity supply has been upgraded to enable the use of a small kiln. The main room has full Victorian oak panelling with provenance dating it back to 1892. There are several old wood carvings and a large North East facing decorative stained glass window. The property is exempt from council tax if there is no change of use.

We understand that the adjoining barn is currently used as an Air BnB and therefore it may be possible to apply for a change of use for this property, subject to planning permission and/or building regulations.

The barn is situated off Fulmer Road in the heart of Fulmer Village and within 2.5 miles of Gerrard's Cross Station which provides fast trains into London Marylebone in around 22 minutes. Gerrard's Cross also offers a wide range of shopping facilities, including Waitrose and Tesco, as well as a host of independent stores and restaurants, public houses, Everyman cinema, health centre and community



library.

The motorway network can be accessed at Junction 1 M40 (Denham), and links to the M25, M1, M4 and Heathrow/Gatwick airports.

Buckinghamshire is renowned for its excellent range of state schooling for boys and girls, including Gerrard's Cross CofE School and Beaconsfield High School. There is also an excellent selection of independent schools include St Mary's, Thorpe House, Gayhurst and Maltman's Green all within easy reach of the property.

The area is well served for sporting facilities with The Buckinghamshire, Gerrard's Cross and Denham Golf Courses within the area. Lawn tennis is available at Bull Lane, Gerrard's Cross and Beaconsfield

Offered for sale with vacant possession, please call to arrange an appointment to view.



**Important Notice**

Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Hilton King & Locke Ltd in the particulars or by word of mouth or in writing as being factually accurate about the property, its condition or its value. Hilton King & Locke Ltd does not have any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s).

Photographs etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only.

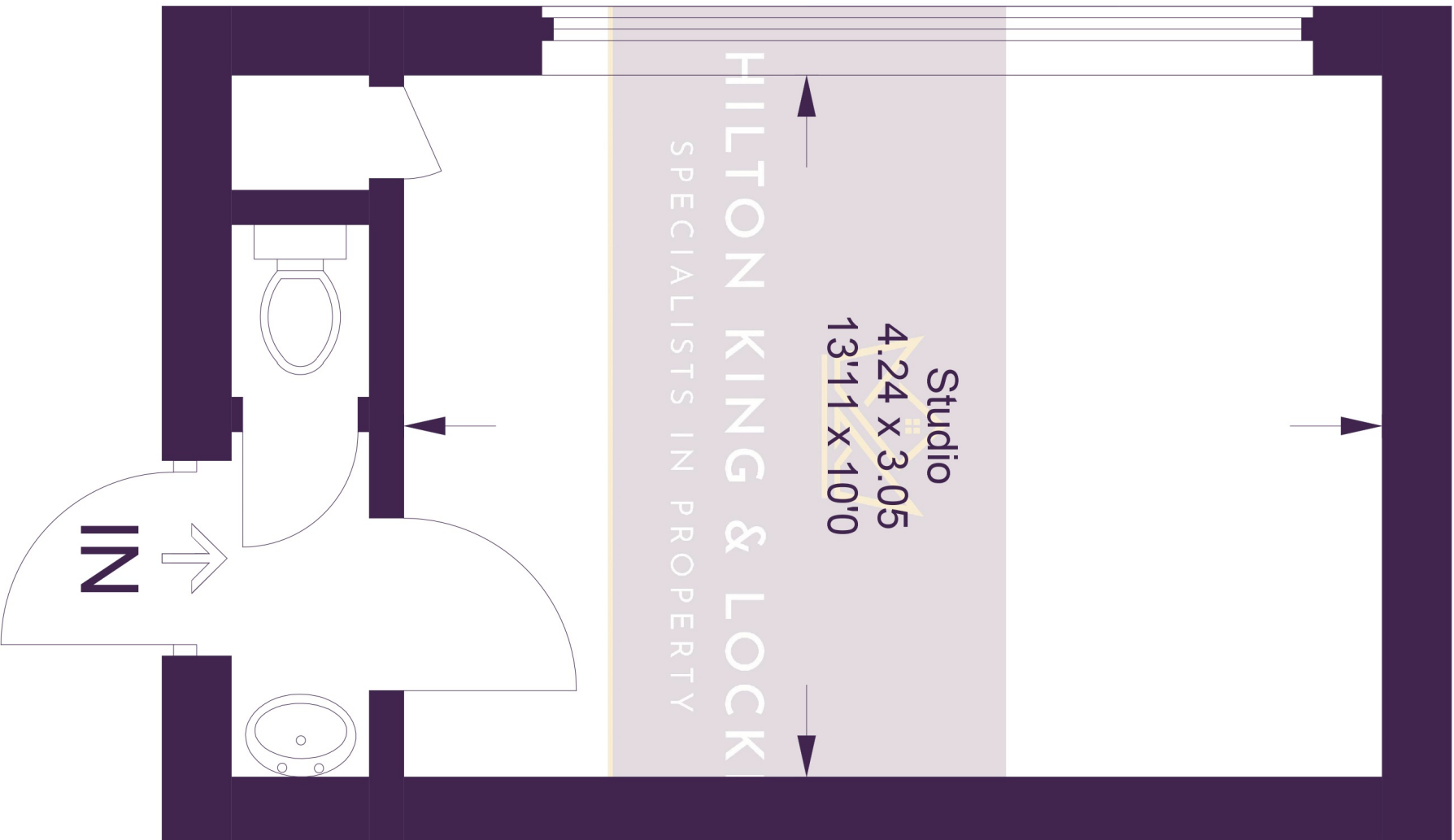


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Approximate Gross Internal Area = 15.4 sq m / 166 sq ft



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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