

Lot 17

In the Same Family Ownership for over 12 Years

Oakdene, Cherry Tree Lane, Fulmer SL3 6JE

***GUIDE PRICE: £1,200,000**



DETACHED HOUSE SET IN 1.5 ACRES WITH PLANNING PERMISSION AND FURTHER DEVELOPMENT OPPORTUNITIES

This detached chalet style bungalow is arranged over three floors and boasts a leisure area with swimming pool and triple garage is set within about 1.5 acres and is situated on a private drive within the semi-rural and picturesque village of Fulmer with Gerrards Cross about 3 miles distant offering a wider range of shopping and recreational activities. Good commuter communications include the M40, M25 and M4 motorways with a main line railway station running from Fulmer station. The property is being sold with the benefit of full vacant possession and will be of interest to developers and owner/occupiers.

PLANNING

A certificate of lawfulness of proposed use or development was issued on 10.07.2013 under application No.13/01143/CLOPED for Single storey front, side and rear extensions, detached garage and swimming pool building. Permitted development effectively grants the extension of the existing 185.8 sq m (2,000 sq ft) building to over 650.3 sq m (7,000 sq ft) for which copies of the plans are available from our website. Further alternative development opportunities exist with the potential for demolition of the existing building and the erection of a more conventional two/three storey new build house subject to receiving all the necessary consents.

PROPOSED ACCOMMODATION:

First Floor: One bedroom with en-suite facilities.
Ground Floor: Entrance hall, reception room, garden room, kitchen/breakfast/family room, dining room, bedroom (1) with en-suite bathroom and dressing room, Bedroom (2) with en-suite bathroom, bedroom (3) with en-suite bathroom, bedroom (4) with en-suite bathroom, study, utility room, plant room, boot room, utility room, cloakroom/WC.
Lower Ground Floor: Hall, wine cellar, cinema room, snooker room, cloakroom.
Outside: Triple garage, gardens of just over 1 acre which includes a leisure area with swimming pool, seating area, changing room, plant room and cloakroom.

SITE AREA

Approximately 1.5 acres

LOCAL AUTHORITY & TAX RATING

South Buckinghamshire District Council. Tel: 01895 837200
Council Tax Band: G

VIEWING TIMES

By appointment through the Auctioneers

STARTING BID

NOTES

SOLD UNSOLD SOLD PRIOR WITHDRAWN

FINAL BID