



bonners & bahingtons

Kiln Lane
Lacey Green

Mead Cottage, Kiln Lane, Lacey Green, HP27 0PU

OIEO: £700,000

This Brick and Flint Cottage is set in the heart of Lacey Green which is a most desirable Village and picturesque place to live. The Garden is filled with Rose bushes and overlooks a pasture, creating a sense of openness and rural ambiance. This property offers a peaceful and idyllic environment.

The Living accommodation is very versatile, offering a Study, a Dining Room, a large Living Room, a Conservatory, a downstairs Cloakroom, and the Kitchen. The variety of rooms provides ample space for different activities and allows for flexibility in how you can utilise the space. As you enter, you are welcomed by a bright and spacious Entrance Hallway that effortlessly flows into the large Living Room which is great for relaxing or entertaining and enjoys an abundance of natural lighting.

Upstairs will find an agreeably large Main bedroom with storage cupboards and a private En-suite Bathroom, providing a comfortable and convenient retreat. The further three bedrooms are sizeable and can be used as Children's bedrooms, home Offices, or spare bedrooms which is ideal for hosting guests.

The property features a private Driveway, allowing the owners to enjoy a dedicated entrance and parking spaces. Alongside the Driveway, this property also has the bonus of a single Garage offering additional space or can serve as a storage area for tools and other equipment. With the house located in the countryside, you'll have opportunities to explore and embrace the natural surroundings.





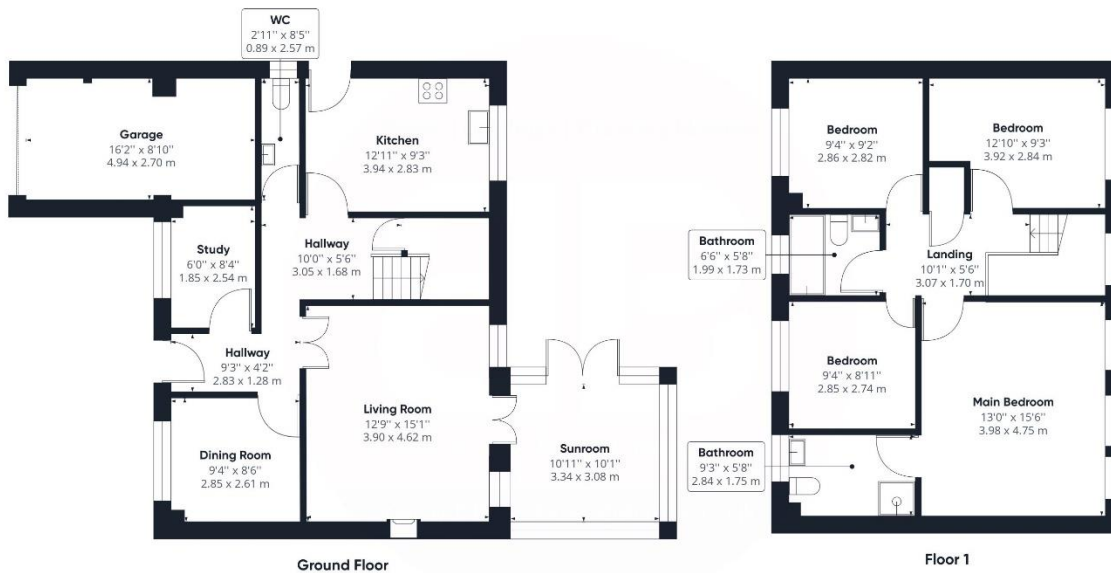
Lacey Green

Lacey Green is a popular and attractive Chilterns village set in an Area of Outstanding Natural Beauty. The village has its own primary and middle school, St John's Church of England, a community hall, a church and two public houses. For secondary education there are grammar schools in High Wycombe and a range of private schools within the area including Pipers Corner for girls. The nearby market town of Princes Risborough offers a range of cultural, shopping and leisure facilities including a Tesco superstore and Marks & Spencer Simply Food.

There is a Chiltern Line service from Princes Risborough into London Marylebone (approx 36 mins) or alternatively from Great Missenden (40 mins). A Metropolitan tube service is available at Amersham. There are good links for the motorways at Junctions 4 and 5 of the M40 within easy reach.

EPC RATING - D

COUNCIL TAX BAND - G



Approximate total area⁽¹⁾
1528.30 ft²
141.98 m²

(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.

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Disclaimer

We endeavour to make our particulars accurate and reliable. They are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate and photographs provided for guidance only. No undertaking is given as to the structural condition of the property, or any necessary consents, or the operating ability or efficiency of any service, system or appliance. Prospective purchasers must satisfy themselves with regard to each of these points. If there is any particular aspect of the property about which you would like further information, please contact us, especially, before you travel to the property. B2170

78 High Street, Princes Risborough,
Buckinghamshire, HP27 0AX

01844 343661

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