



bonners & babingtons

Woodfield  
Lacey Green



Woodfield,  
Lacey Green,  
Buckinghamshire,  
HP27 0QQ

Guide Price £650,000

The property is situated towards the end of a sought-after cul de sac located in the scenic Village of Lacey Green. This home has a wonderful south-facing rear garden which backs onto open fields and provides ample space throughout.

This linked detached bungalow (by garages) has been extended and improved over the years, now offering a four-bedroom family home with a large living/dining room, kitchen, family bathroom, main bedroom with ensuite, utility room, and further WC. All four bedrooms are doubles with storage space and have been designed for convenient living. The main bedroom has a private en-suite.

You enter this property via a small hallway that leads into a large, light, and airy living/dining room. The living room has a working fireplace set in an ornamental hearth and wooden parquet flooring that extends into the dining room. Sliding doors allow a smooth flow into the beautiful south-facing garden, overlooking an ornamental pond and the natural surroundings.

The tranquil rear garden offers plenty of space and benefits from two patio areas and a garden shed for storage.

The property also has a driveway, allowing off-street parking for two vehicles, and leads to a single garage. Further on-street parking can be found.

Benefitting from solar panels, gas central heating, and a boiler that is a year old, this home has been well-kept over the years and offers a warming home for all.







## Lacey Green

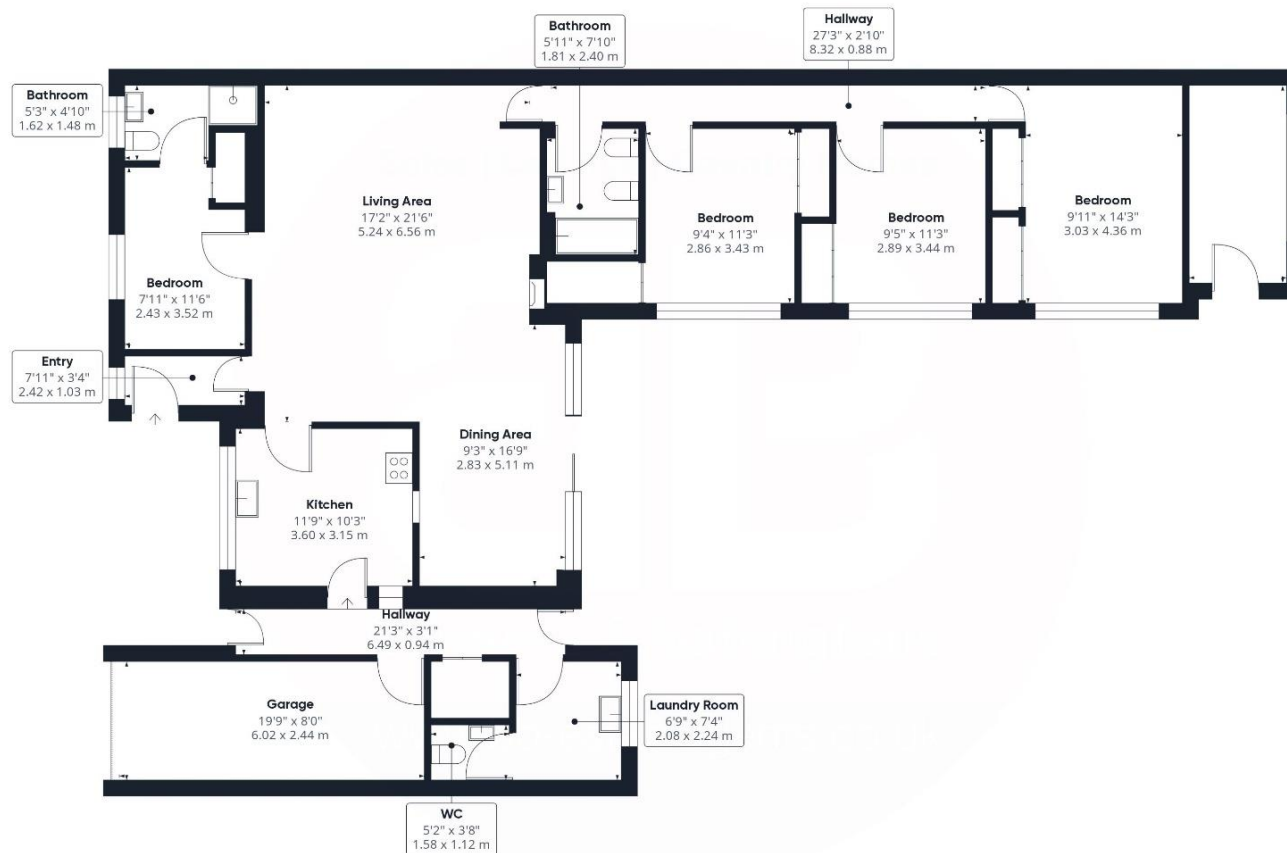
Lacey Green is a popular and attractive Chilterns village set in an Area of Outstanding Natural Beauty. The village has its own primary and middle school, St John's Church of England, a community hall, a church and two public houses. For secondary education there are grammar schools in High Wycombe and 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.

**TENURE : FREEHOLD**

**EPC - D**

**COUNCIL TAX BAND - F**



Approximate total area<sup>(1)</sup>  
1751.88 ft<sup>2</sup>  
162.76 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.

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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

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