



bonners & babingtons

King Street
Piddington

King Street, Piddington, Buckinghamshire, HP14 3BT

Offers in Excess of £400,000

October Cottage is a delightful end of terrace Victorian home situated in the quiet village of Piddington. The property has been extended to provide larger than average accommodation yet retains many original features and is full of character with far reaching countryside views.

The ground floor accommodation comprises two reception rooms, a lounge with original open fireplace and a large dining room again with a feature fireplace creating a sociable family space flowing through to the extended kitchen with ample eye and waist level storage units, space for white goods and a door to the sunny rear garden.

On the first floor is a large double bedroom with integral storage, a single bedroom and family bathroom with bath and overhead shower. In addition, there is a substantial loft room with extensive fitted eaves storage.

Outside

The beautiful 80ft garden faces south east, laid mainly to lawn with borders of mature shrubs and flowers. Two patio areas are ideal for entertaining and alfresco dining with rural views across the Chiltern countryside. In addition, there is a large garden shed.

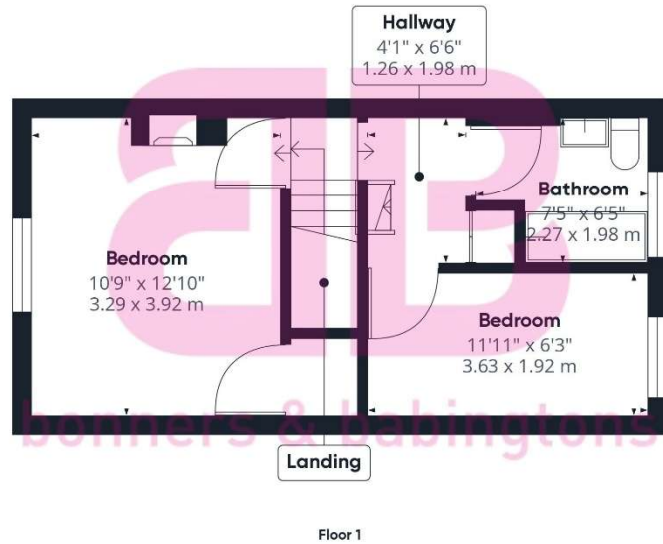
Other notable features ; oil fired central heating.





Piddington is a stunning hamlet situated in the heart of an Area of Outstanding Natural Beauty (AONB). Close by is the National Trust village of West Wycombe with its charming 16th Century high street and West Wycombe Park with the Manor House and famous Hell Fire Caves. The property is within a short walk of a number of delightful walks across surrounding Chiltern countryside, many leading to popular pubs and restaurants. The larger towns of High Wycombe and Marlow are readily accessible offering excellent shopping, sporting, and social facilities as well as schools for children of all ages. Each has a railway station, Marlow serving Piddington via Maidenhead which connects to Crossrail and High Wycombe to Marylebone. The M40 motorway is a short drive at Handy Cross (J4) or Stokenchurch (J5).

Council Tax Band D
EPC - F



Approximate total area[†]

889.74 ft²
82.66 m²

Reduced headroom

30.57 ft²
2.84 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

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 are based on RICS IPMS 3C standard.

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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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