



Perry Lane, Bledlow, Buckinghamshire, HP27 9QT

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bonners & babingtons







A beautifully presented three bedroom detached period home which is believed to have been built originally in the mid 1800's which has now been updated throughout and previously extended. The property is located within the highly sought after village of Bledlow which is nestled in the Chilterns countryside with excellent countryside walks, a local pub within walking distance as well as transport links close by in the town of Princes Risborough.

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Guide Price - £625,000

- DETACHED PERIOD HOME
- SELF CONTAINED ANNEX
- THREE BEDROOMS
- KITCHEN / DINER
- LIVING ROOM WITH WOOD BURNER
- MASTER BEDROOM WITH BALCONY
- SUNNY GARDEN
- VILLAGE LOCATION
- COUNTRYSIDE WALKS & LOCAL PUB
- TRANSPORT LINKS CLOSE BY
- DRIVEWAY



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## Bledlow Village

The village of Bledlow lies in the Vale of Aylesbury close to the Chilterns in an Area of Outstanding Natural Beauty. The village is dominated by its church and manor house now owned by Lord Carrington. This area offers access to many footpaths and bridleways including the Chiltern Way, Ridgeway and nearby the Icknield Way. Bledlow also has an attractive pub which is popular with walkers and ramblers and an active cricket club.

The nearby regional centres of Thame, Chinnor, Princes Risborough, Wendover and Aylesbury provide shopping and recreational facilities. Mainline train services to London Marylebone are available from Princes Risborough and High Wycombe. Easy access to the M40 via junctions 4,5 or 6 means that Oxford and London, the West End and the M25 Heathrow are within easy reach.





## Description

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The property accommodation comprises of the following, entrance hallway with a downstairs toilet, good sized living room with stain glass windows and a functioning wood burner, perfect for those cold winter evenings. There is also a kitchen / diner which is of a shaker style design benefiting from waist height and eye level cupboards, a centre island which is a fantastic area for prepping food whilst hosting friends and family as well as French doors opening to the patio area and sunny rear garden.

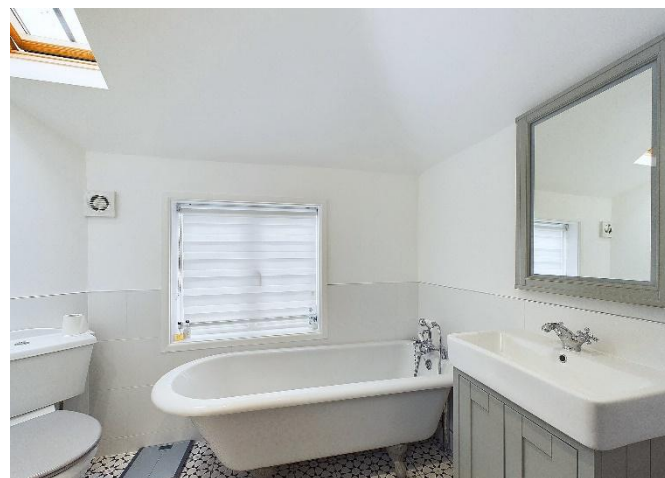
Upstairs you will find a landing which links to a master bedroom with a balcony overlooking the garden and open fields, two further good sized bedrooms and a modern family bathroom with bath and a newly fitted separate shower.

Outside there is a sunny wrap around garden, with patio area, perfect for alfresco dining during the summer months, a purpose built studio/ self-contained annex which has recently been renovated. The annex benefits from a living area / bedroom big enough for a double bed, utility area which has plumbing for white goods and a recently fitted modern shower room with walk in shower. The studio / annex has multiple uses and can be used as a gym, home office or playroom depending on the buyer's needs.

There is also a pebbled driveway with parking and on street parking if required.

Although the cottage has been updated the owners have kept many of its original features including wooden beams, stain glass windows and the original terracotta flooring.

Other notable features include, oil fired central heating system, double glazed windows throughout, electric vehicle charging point and loft space for storing household items.







### General Remarks and Stipulations

**Tenure**  
Freehold

**Services**  
Oil fired central heating system, private drainage (Cess Pit), mains water & electric.

**EPC Rating**  
E

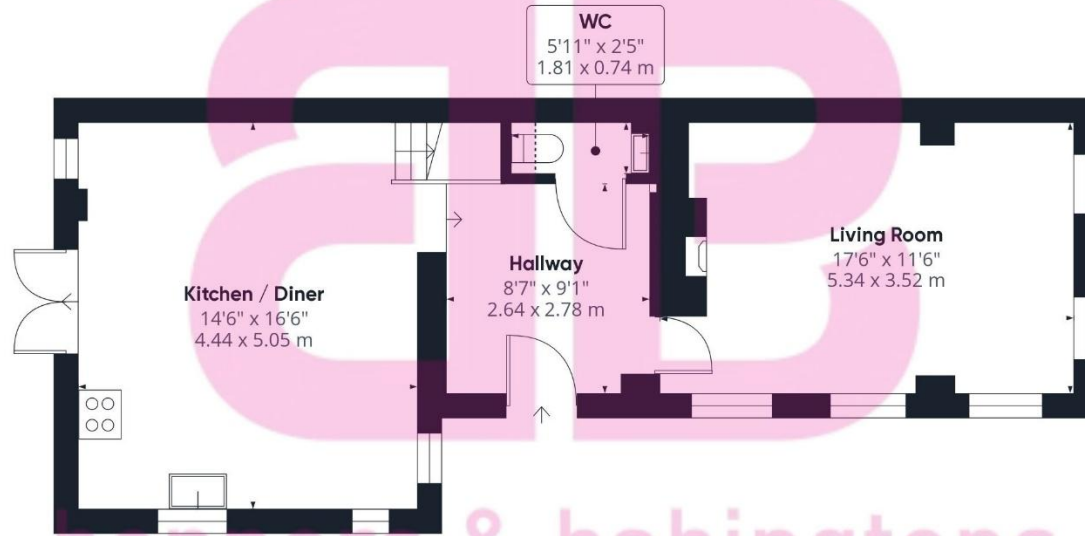
**Local Authority**  
Buckinghamshire Council

**Post Code**  
HP27 9QT

**Viewing**  
Strictly by appointment with Bonners & Babington's

**Fixtures and Fittings**  
Via separate negotiations





Ground Floor Building 1

Approximate total area<sup>(1)</sup>  
**1210 sq. feet**  
**112.4 sq. metres**



Ground Floor Building 2

(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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