



**Forty Green, Bledlow,
Princes Risborough,
Buckinghamshire,
HP27 9PN**

TO LET £4,995 pcm

Unfurnished

A charming grade II listed farmhouse which boasts many period features within the property and is situated on a quiet country lane with a brook which runs through the grounds. AVAILABLE AT SHORT NOTICE. EPC rating E.UNFURNISHED. CONTACT B&B LETTINGS 01844 354554

- NINE BEDROOMS
- THREE BATHROOMS
- FOUR RECEPTION ROOMS
- APPROXIMATELY ONE ACRE OF MAINTAINED GARDENS
- AMPLE PARKING FOR SEVERAL VEHICLES
- OPEN FIREPLACES
- PERIOD PROPERTY

Office Numbers:

Chilterns | 01844 354554
Marlow | 01628 333800
Princes Risborough | 01844 343334
Stokenchurch | 01494 485560
High Wycombe | 01494 936547
W : www.bb-estateagents.co.uk
E : lettings@bb-estateagents.co.uk

Head Office Address

Chilterns Office
Robert House | 19 Station Road
Chinnor | Oxfordshire | OX39 4PU

Description

A charming grade II listed farmhouse which boasts many period features within the property and is situated on a quiet county lane with a brook which runs through the grounds.

The farmhouse comprises:

GROUND FLOOR

Entrance hall, kitchen/breakfast room, living room with open fireplace, dining room with Inglenook fireplace, conservatory, study, utility room, boiler room, reception room.

FRIST FLOOR

Landing, main bedroom with ensuite bathroom, four further bedrooms, family bathroom, shower room

SECOND FLOOR

Four double bedrooms

The property also benefits from an out building, approximately 1 acre of maintained gardens and ample parking for several vehicles.

The hamlet of Forty Green lies in the Vale of Aylesbury close to the Chilterns in an Area of outstanding Natural Beauty. This area offers access to many footpaths and bridleways including the Chiltern Way, Ridgeway and nearby the Icknield Way.

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 junction 6 means that Oxford and London, the West End and the M25 Heathrow are within easy reach.

Buckinghamshire is renowned for its choice and standard of schooling, both state and private as the county is one of the last to maintain the traditional grammar school system. The property is ideally situated to take full advantage of the choice of grammar schools located nearby and Bledlow Ridge itself has a very well-regarded primary school.

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.

Outgoings:

Utility accounts, including council tax and telephone, are the responsibility of the tenants, who must provide their own contents insurance.

Council Tax:

Band H

Terms

12-month tenancy agreement
Unfurnished
No smokers please
White goods included

Holding Deposit:

Equivalent to one weeks rent.

Security Deposit required:

5 weeks rent payable before moving in.

Directions

Viewings strictly via the agents:
Bonners and Babingtons Chinnor
01844 354554

