



## **Little Acorns, Chinnor Road, Bledlow Ridge, High Wycombe, Buckinghamshire**

**TO LET £2,750 PCM**

**Unfurnished**

Spacious three double bedroom detached character house, in tucked away position in Bledlow Ridge. EPC Rating C. UNFURNISHED. AVAILABLE NOW.

- CHARACTER DETACHED PROPERTY
- LOUNGE WITH WOOD BURNER
- DINING ROOM
- KITCHEN WITH SOME APPLIANCES
- THREE DOUBLE BEDROOMS
- TWO BATHROOMS
- LAUNDRY AND UTILITY ROOMS
- ENCLOSED LAWNED GARDEN
- PARKING FOR 2/3 CARS
- WELL BEHAVED PET CONSIDERED

### **Office Numbers:**

Chilterns | 01844 354554  
Marlow | 01628 333800  
Princes Risborough | 01844 343334  
Stokenchurch | 01494 485560  
High Wycombe | 01494 485560  
Aylesbury | 01296 337771  
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E : [lettings@bb-estateagents.co.uk](mailto:lettings@bb-estateagents.co.uk)

### **Head Office Address**

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

**Description:**

Spacious three double bedroom detached character house, in tucked away position in Bledlow Ridge. Lounge, Dining Room, Kitchen, Utility Room, Laundry Room, Garden. Parking for 2/3 cars.

Accommodation comprises;

GROUND FLOOR

Entrance hallway

Downstairs W/C

Large reception room with log burner with French Doors to garden

Dining Room

Kitchen with some appliances

Utility Room

Laundry Room



FIRST FLOOR

Landing

Three double bedrooms (1 en-suite)

Family bathroom

Dressing room with built in storage



The property further benefits from a large mature garden and driveway parking for 2/3 cars.



The village of Bledlow Ridge is situated in an Area of Outstanding Natural Beauty within the Chiltern Hills. The village provides a local shop and The Boot, a popular Gastro pub.

Bledlow Ridge School provides excellent primary education in the village with Grammar schools nearby at High Wycombe. There are a good range of independent schools in the general area including Godstowe, Wycombe Abbey, St Teresa's, Griffin House School and Pipers Corner.



The nearby towns of Princes Risborough, Chinnor and High Wycombe all offer an excellent range of shopping and leisure facilities whilst for the commuter there are mainline railway stations to London at both Saunderton and Princes Risborough (Marylebone – 35 minutes). Junction 4 of the M40 is some 5 miles away.

**Outgoings:**

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

**Council Tax:**

Band F

**Terms:**

12-month tenancy agreement

Unfurnished

No smokers please

White goods included

**Restrictions:**

Pets considered

**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

**01844 354554**