



bonners & babingtons

Perry Lane
Bledlow

Perry Lane Bledlow Buckinghamshire HP27 9PA

OIEO £525,000

A charming three-bedroom, semi-detached home that has been thoughtfully updated while retaining many of its original character features. Ideally positioned in the heart of the highly sought-after village of Bledlow, the property enjoys easy access to picturesque countryside walks and a welcoming local pub, all within walking distance.

The accommodation comprises an entrance hallway with a downstairs WC and storage cupboard, alongside a modern kitchen fitted within the last few years, offering both waist-height and eye-level units and an integrated dishwasher. The well-proportioned living room features an original brick-built fireplace and enjoys views over the grounds. There is also a separate dining room or study with direct access to the rear garden.

Upstairs, a spacious landing leads to a dual-aspect principal bedroom with an en-suite bathroom, a generous double bedroom with a feature fireplace and views over the grounds, a further single bedroom, and a family bathroom fitted with a bath and overhead shower.

To the rear, the property benefits from a delightful wraparound garden, with a gate providing access to well-maintained communal grounds for residents to enjoy.

To the front, there is a carport and garage, with parking for two vehicles, in addition to ample visitor parking.

The property is not listed.

Further benefits include an electric heating system, single-glazed windows with secondary glazing, and a well-insulated, boarded loft space.

Bledlow Village

Bledlow is situated in the Vale of Aylesbury, close to the Chiltern Hills, an Area of Outstanding Natural Beauty. The village is characterised by its historic church and manor house, now owned by Lord Carrington, and offers access to an extensive network of footpaths and bridleways, including the Chiltern Way, the Ridgeway, and the nearby Icknield Way. The village also features a popular pub and an





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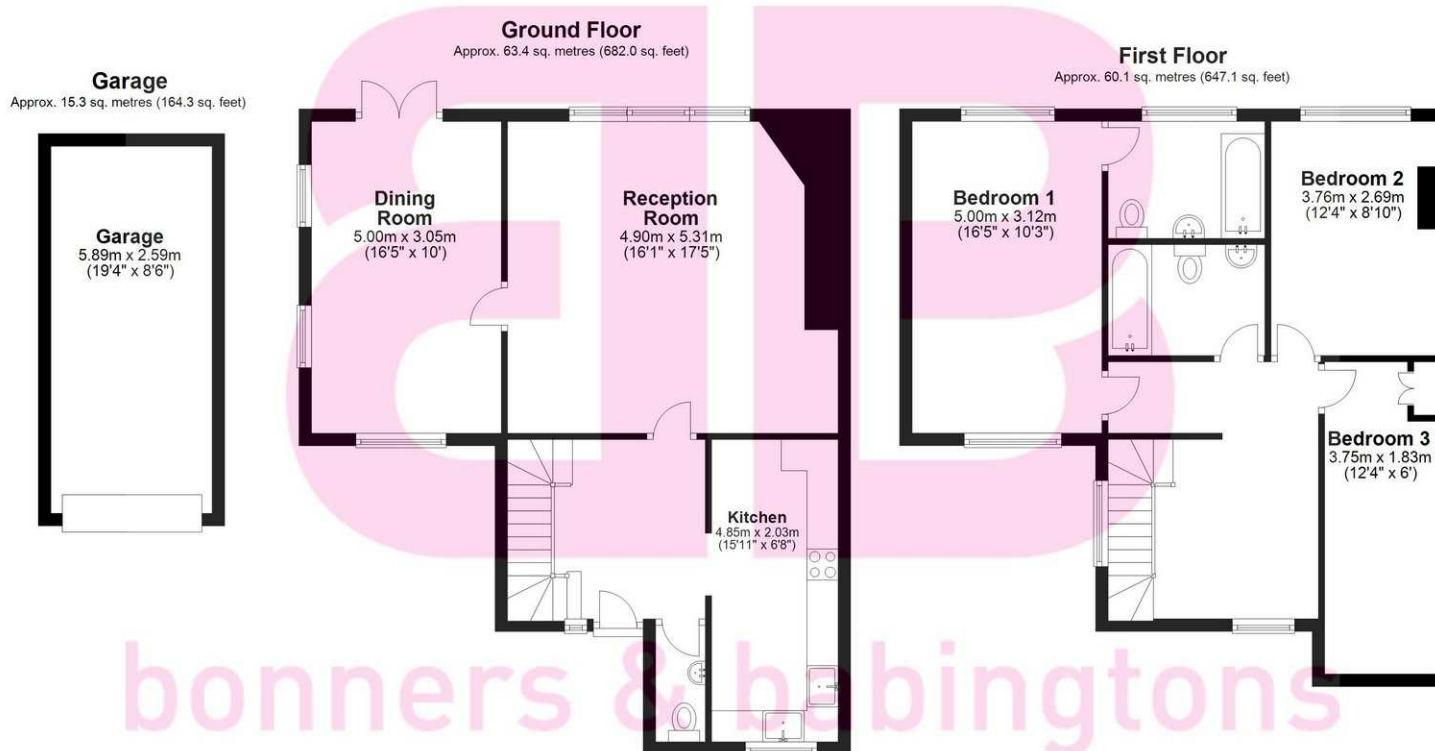
Nearby towns such as Thame, Chinnor, Princes Risborough, Wendover, and Aylesbury provide a wide range of shopping and leisure facilities. Mainline rail services to London Marylebone are available from Princes Risborough and High Wycombe, while the M40 (Junction 6) offers convenient road links to Oxford, London, the West End, and Heathrow via the M25.

Buckinghamshire is well regarded for its excellent range of schooling, both state and independent, and remains one of the few counties to retain the traditional grammar school system.

Tenure: Freehold
Council Tax Band: F



Energy Efficiency Rating		Current	Possible
Your energy efficiency - lower running costs			
31-39	A		
21-30	B		
15-20	C		
9-14	D		
4-8	E		
1-3	F		
0-2	G		
Your energy efficiency - higher running costs			



Total area: approx. 138.7 sq. metres (1493.4 sq. feet)

NOT INCLUDING OUTBUILDINGS OR GARAGE This floorplan is not to scale, it is to be used for guidance and illustrative purposes only. Accuracy is not guaranteed.
Plan produced using PlanUp.

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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