



Stoneham
COTTAGE



bonners & habingtons

Brick Lane
Beacons Bottom

Brick Lane Beacons Bottom High Wycombe HP14 3XG

Guide Price - £600,000

A beautifully positioned three-bedroom detached chalet-style home, set on a generous plot and offering excellent potential for modernisation and extension (STPP). Tucked away on a quiet road in the highly sought-after village of Beacons Bottom, the property enjoys an enviable backdrop of open fields and countryside views.

The ground floor features an inviting entrance hallway with a convenient cloakroom, leading through to a spacious open-plan living and dining room. This bright, versatile space flows into a conservatory that overlooks the garden. A separate kitchen provides ample waist-height and eye-level storage and enjoys a lovely outlook across the rear garden, with the added benefit of a small lean-to conservatory for extra utility or storage.

Upstairs, a generous landing connects three well-proportioned bedrooms and a family bathroom, offering comfortable accommodation for families or guests.

Outside, the conservatory opens onto a sizeable rear garden with a patio area ideal for summer dining and entertaining. The garden rises to reveal beautiful elevated views across the village and surrounding countryside. To the front, a large private driveway provides parking for multiple vehicles, complemented by a front garden and a single garage with power.

Other notable features include, oil fired central heating system.

NO UPPER CHAIN!





Beacons Bottom

Beacons Bottom is a superb setting for horse riders and outdoor enthusiasts, with miles of open bridledways just a short walk away. The area forms part of the Chiltern Cycle Route, making it ideal for cyclists of all abilities.



Nestled within the Chiltern Hills on the edge of the Stokenchurch plateau, the village is surrounded by stunning countryside and benefits from an extensive network of footpaths and bridledways. It falls within catchment for highly regarded grammar schools including John Hampden Grammar, the Royal Grammar School, and Wycombe High School.



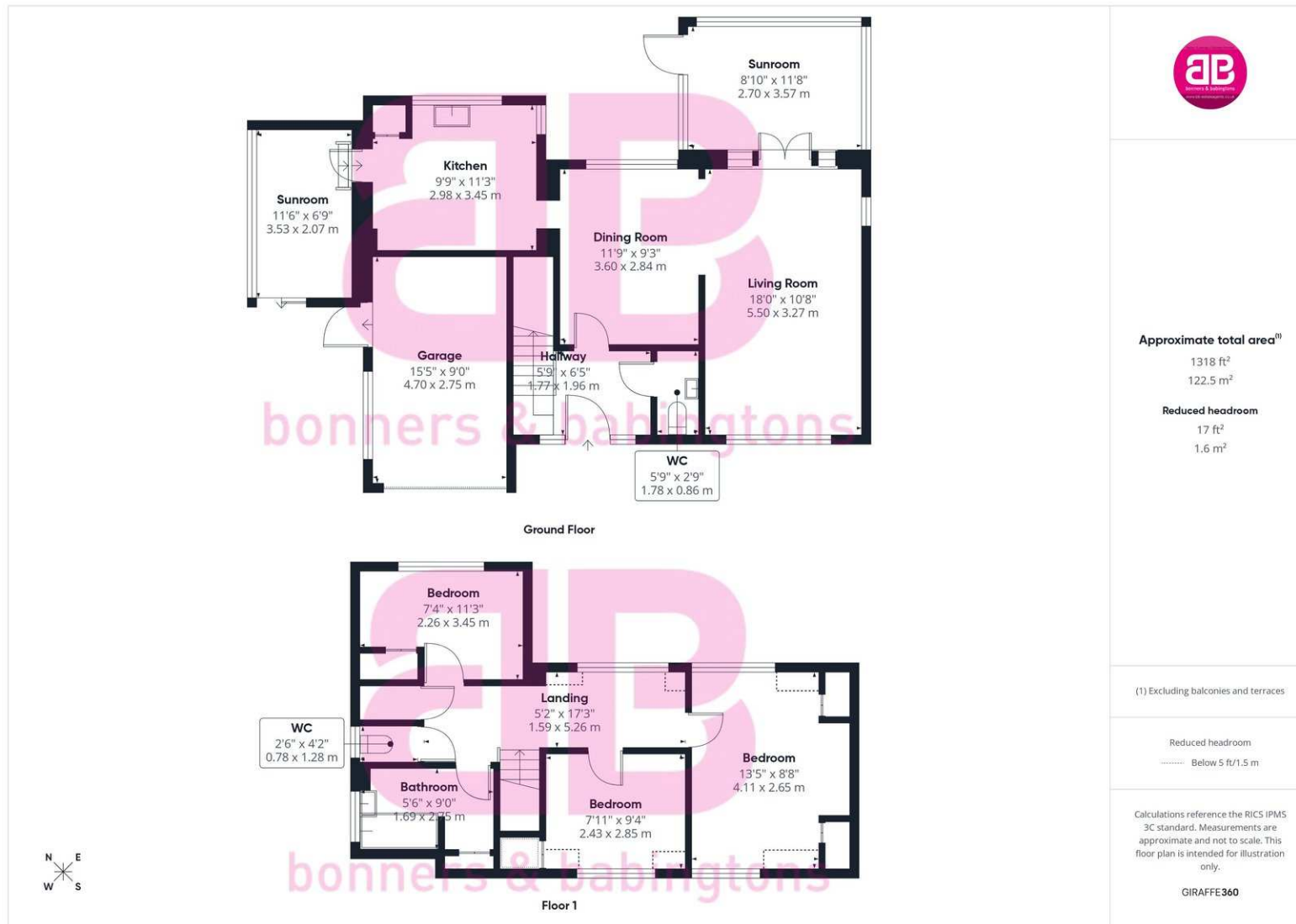
Everyday amenities can be found in nearby Stokenchurch, offering shops, restaurants, a health centre, library and more. For broader retail and leisure options, High Wycombe, Marlow and Oxford are all within easy reach.

Transport links are excellent, with the M40 (Junction 5) approximately 3 miles away, providing direct access to central London (around 35 miles). High Wycombe's mainline station offers fast services to London Marylebone in around 30 minutes, and Oxford is approximately 25 minutes by road.



Tenure: Freehold
Council Tax Band: F

Energy Efficiency Rating		Current	Possible
Total energy efficiency - lower running costs			
31-39	A		
29-31	B		10
23-28	C		
19-22	D		
15-18	E		
11-14	F		
7-10	G		
Total energy efficiency - higher running costs			



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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