



bonners & babingtons

Bledlow Cottages  
Bledlow

**Bledlow Cottages**  
**Bledlow**  
**Buckinghamshire**  
**HP27 9QT**

**Guide Price £415,000**

Nestled in the heart of the highly sought-after village of Bledlow, this delightful two double bedroom character cottage effortlessly combines period charm with modern comfort. Lovingly maintained by the current owner for the past ten years, the property offers beautifully presented accommodation in an idyllic village setting, just a short stroll from the renowned Three Lions pub.

Stepping inside, you're welcomed into a warm and inviting open-plan sitting and dining room, where exposed brickwork and a charming log-burning stove create a cosy focal point. This characterful space is ideal for both everyday living and entertaining.

To the rear, the cottage-style kitchen is fitted with classic cabinetry, generous worktop space and room for dining, with French doors opening directly onto the rear garden. A convenient ground floor cloakroom completes the accommodation.

Upstairs, the property offers two generous double bedrooms. The principal bedroom enjoys an exposed brick feature wall and decorative fireplace, while the second bedroom is bright and spacious with pleasant views over the surrounding greenery. The contemporary family bathroom has been stylishly updated and features a white suite, bath with rainfall shower over, and elegant modern tiling.

A real bonus is the fully boarded and carpeted loft space, providing excellent additional storage or a versatile area suitable for a home office, hobby room or occasional snug (subject to any necessary consents).

Outside, the enclosed rear garden offers a private and peaceful setting with a paved patio ideal for outdoor dining, complemented by mature planting and established borders. The property also benefits from on-street parking to the front, together with an allocated parking space and a single garage to the rear.

Situated in one of Buckinghamshire's most desirable villages, the property enjoys easy access to beautiful countryside walks while remaining conveniently close to local amenities, excellent transport links and the popular Three Lions pub.





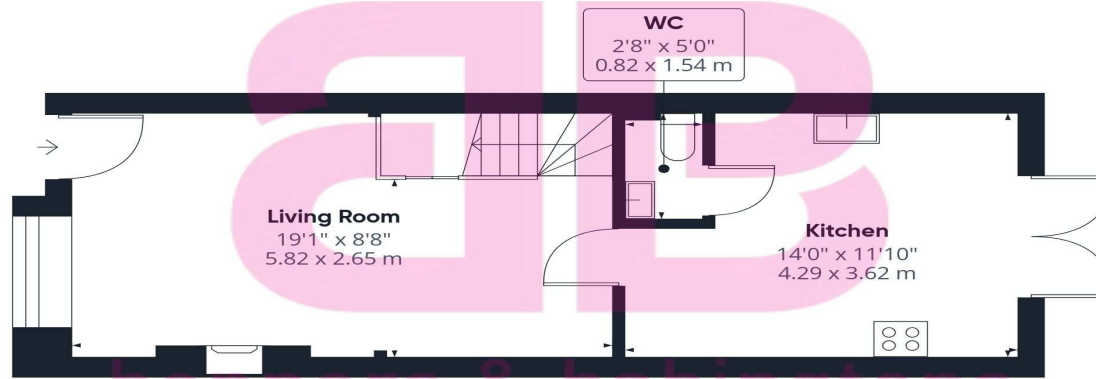
## Bledlow

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 active cricket club.

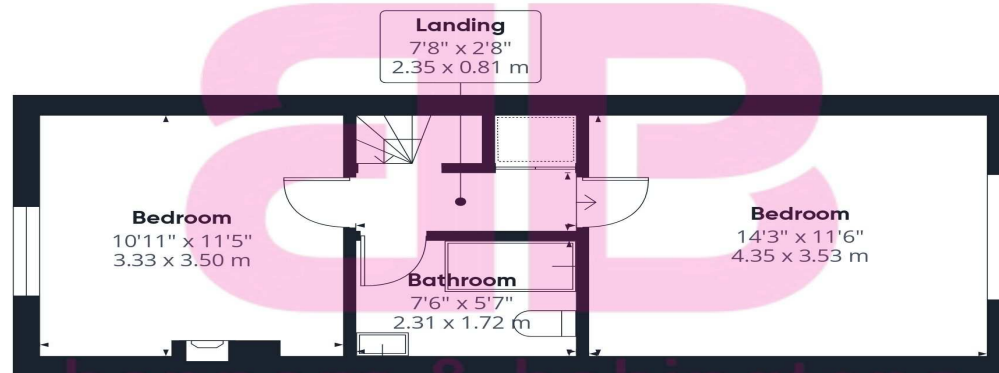
Nearby towns such as Thame, Chinnor, Princes Risborough, Wendover, and Aylesbury provide a wide range of shopping and leisure facilities. Mainline rail services to London Marylebone are available from Princes Risborough and High Wycombe, while the M40 (Junction 6) offers convenient road links to Oxford,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



Tenure: Freehold  
Council Tax Band: D



Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

**Approximate total area<sup>(1)</sup>**  
888 ft<sup>2</sup>  
82.5 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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**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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