



Perry Lane
Bledlow

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Situated in a quiet cul-de-sac in the sought-after Buckinghamshire village of Bledlow, this beautifully presented five-bedroom detached home offers generous and versatile accommodation ideally suited to modern family life.

Perry Lane, Bledlow, Princes Risborough, Buckinghamshire, HP27 9QS

Guide price £995,000

FIVE-BEDROOM DETACHED FAMILY HOME
QUIET BLEDLOW VILLAGE CUL-DE-SAC
IMPRESSIVE OPEN-PLAN KITCHEN AND FAMILY ROOM
UNDERFLOOR HEATING AND PREMIUM KITCHEN
APPLIANCES
MAIN AND SECOND BEDROOMS HAVE EN SUITES AND
DRESSING AREAS
SEPARATE SITTING ROOM WITH WOOD-BURNING STOVE
DEDICATED HOME OFFICE AND UTILITY ROOM
COUNTRYSIDE VIEWS
GOOD-SIZED WRAP-AROUND GARDEN AND TERRACE
DOUBLE GARAGE, SOLAR PANELS, AIR-SOURCE HEAT
PUMP



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Bledlow Village

Bledlow is an attractive Buckinghamshire village surrounded by the rolling Chiltern countryside, offering a peaceful rural lifestyle while remaining conveniently placed for everyday amenities.

The village is ideal for those who enjoy the outdoors, with an excellent network of local footpaths and countryside walks. Routes include sections of the Chiltern Way and the Bledlow Pub Walk, which passes through the village and surrounding countryside. National Trails Bledlow is well placed for access to the nearby market towns of Princes Risborough and Thame, while High Wycombe and Aylesbury provide a broader range of shops, leisure facilities, restaurants and professional services.

The surrounding area offers a good selection of state and independent schooling. Bledlow Ridge School is one nearby primary option and is currently rated Good by Ofsted, while further primary, secondary and grammar-school choices can be found in Princes Risborough, High Wycombe, Aylesbury and the wider Buckinghamshire area. School places and catchment areas should always be confirmed directly with the relevant admissions authority. Buckinghamshire Council school information.

Princes Risborough railway station provides Chiltern Railways services, including connections towards London Marylebone. The village is also conveniently positioned for access to the wider road network, linking it with Thame, High Wycombe, Aylesbury and surrounding centres.



Description

Situated in a quiet cul-de-sac in the sought-after Buckinghamshire village of Bledlow, this beautifully presented five-bedroom detached home offers generous and versatile accommodation ideally suited to modern family life.

At the heart of the property is an impressive open-plan kitchen, dining and family room. The stylish fitted kitchen offers extensive cabinetry, plentiful worktop space and a substantial central island with breakfast-bar seating. Appliances and features include a double oven, warming drawer, wine cooler and instant hot-water tap. A wet underfloor-heating system provides warmth throughout the open-plan space, while a contemporary biofuel stove creates an attractive focal point within the kitchen and dining area.

Multiple French doors fill the room with natural light and create an effortless connection to the garden. The ground floor also provides a comfortable separate sitting room centred around a characterful wood-burning stove, together with a bright home office overlooking the garden. A practical utility room, useful built-in storage and direct access to the garage add further everyday convenience.

Upstairs, a spacious landing leads to five well-proportioned bedrooms and a family bathroom.

The generous principal bedroom forms an attractive private suite and enjoys plenty of natural light. An adjoining dressing room provides an extensive range of built-in wardrobes, including mirrored storage, while the recently modernised en-suite shower room features a walk-in shower with contemporary fittings and attractive tiled finishes.

The guest bedroom also benefits from its own dressing area and en-suite shower room, creating comfortable and private accommodation for visiting family and friends.

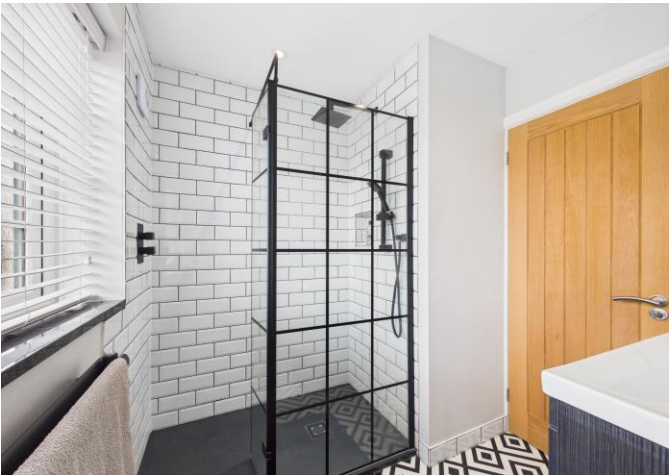
Three further bedrooms provide excellent flexibility for children, guests or additional home-working space, with fitted storage available in one of the double bedrooms. The family bathroom is finished in a clean, neutral style and includes a bath with a glazed shower screen and shower over.

Two of the rear-facing first-floor bedrooms enjoy an attractive, leafy outlook across the garden and towards the surrounding open countryside.

The loft is partially boarded and benefits from a fitted ladder and lighting, providing useful additional storage space.

Outside, the property is complemented by a good-sized wrap-around garden extending around the rear and side of the house. The garden is principally laid to lawn with established trees, shrubs and planting, together with a spacious paved terrace that provides an ideal setting for outdoor dining, entertaining and relaxation. To the front is a substantial driveway providing parking for up to 6 vehicles, alongside a double garage. Further energy-conscious features include solar panels with a 5kw battery which enables energy storage and overnight charging at reduced rates, and an air-source heat pump so that the monthly heating and lighting costs are approx. £180, making the property well equipped for modern, energy-efficient living.

Items Available by Separate Negotiation - The hot tub, biofuel stove within the open-plan kitchen and dining area, and American-style fridge-freezer are not included as standard but may be available by separate negotiation.





General Remarks and Stipulations

Tenure

Freehold

Post Code

HP27 9QS

Services

Solar panels, Air Source Heat Pump,
Private Drainage.

Viewing

Strictly by appointment with
Bonners & Babingtons

EPC Rating

C

Fixtures and Fittings

Via separate negotiations

Local Authority

Buckinghamshire Council

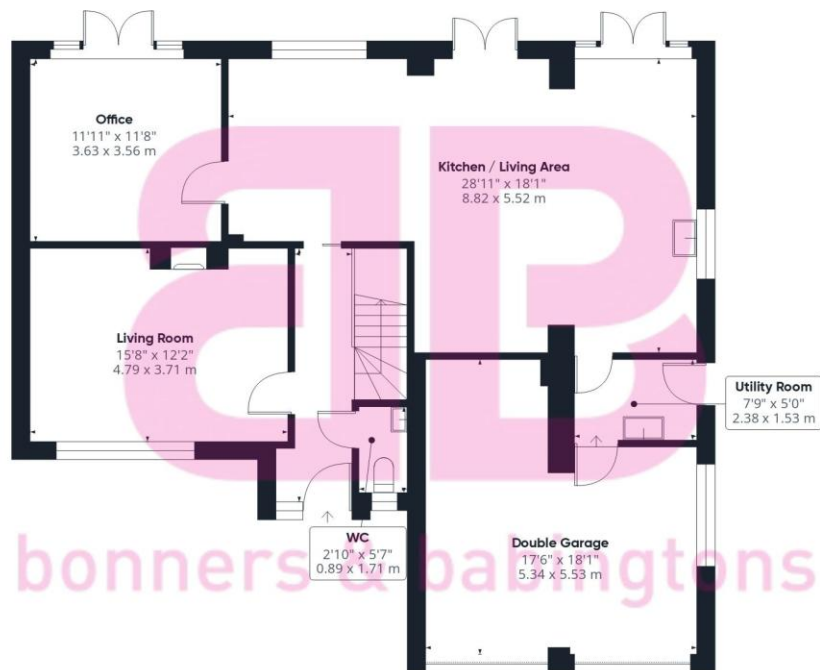
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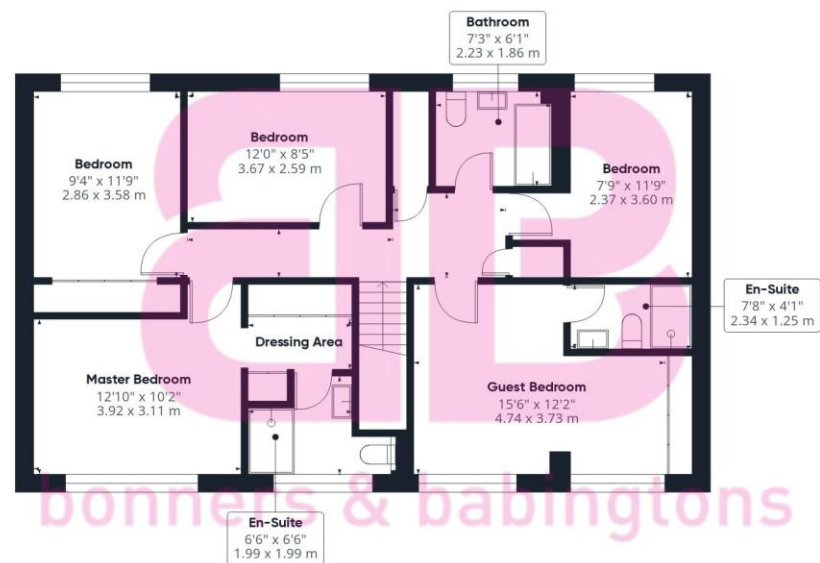
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Ground Floor



Floor 1



Approximate total area⁽¹⁾

2304 ft²

214.1 m²

(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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