

FINDINGS

27 HAW LANE, BLEDLOW RIDGE, BUCKS HP14 4JH



FINDINGS

27 HAW LANE, BLEDLOW RIDGE HP14 4JH

A stunning family home which has been sympathetically renovated and extended to an extremely high standard, situated in the heart of the Chilterns.

No expense has been spared during the refurbishment of this property, with the interior décor a notable highlight, as is the kitchen/diner extension which has been beautifully fitted by McEvoy & Rowley and truly is the heart of the home. The property comprises a spacious entrance hall with doors to the snug with external patio, double aspect sitting room, downstairs cloakroom and the impressive kitchen/diner overlooking the rear of the property. The sitting room is a lovely room filled with light and built in bookcase with storage base units and has recently been redecorated. The panelled snug has a log burner and a concealed TV behind an electric art blind and has doors onto a courtyard. . The aforementioned Kitchen/diner is luxuriously fitted with a range of base level units and includes a larder cupboard with power, 3 oven Aga, induction hob and electric oven as well as quartz worktops and a large island with lighting. There is also a separate utility room with a shower tap, and side access to the garden. Completing the accommodation on the ground is a large downstairs cloakroom.

On the first floor are five double bedrooms. The Master bedroom has a large en-suite shower room as does the guest bedroom. There is also a family bathroom with underfloor heating and separate shower.

The garage has been converted into an annexe with its own entrance and is currently used as a treatment room. It has full height cupboards and a kitchenette with fridge as well as a shower room. This would make an ideal space for independent family members.

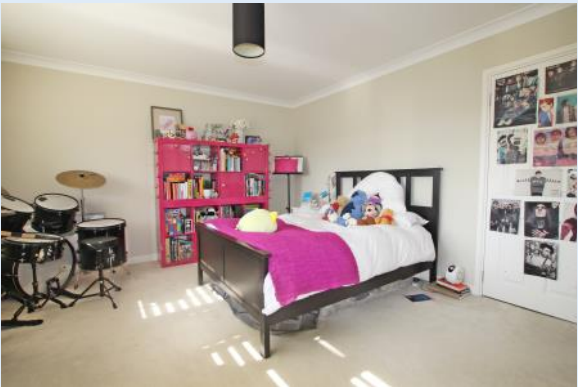
The stunning garden is a real highlight, with a pergola and vegetable patch, greenhouse and well stocked borders. It also has a summer house that is currently used as a home office and has breath-taking views across the Chilterns, approached via a sweeping drive and set back from the road, there is off road parking for several cars.

‘A FANTASTIC FAMILY HOME WITH FLEXIBLE LIVING SPACE.’



IN BRIEF

- Highly sought after village location with excellent transport links
- Flexible living accommodation including annexe and home office
- Spacious master bedroom overlooking the pretty garden
- Large plot with ample parking
- Ideal living space for family living and entertaining



OVERVIEW

- Five/Six double bedrooms
- Two/three reception rooms
- Three bathrooms plus downstairs cloakroom
- Interior designed throughout
- McEvoy and Rowley kitchen/utility room
- Underfloor heating
- Double glazed timber casement windows
- Large garden with veggie patch and home office
- Glorious countryside a stone's throw away
- Excellent transport links

GUIDE PRICE - £1,400,000 FREEHOLD

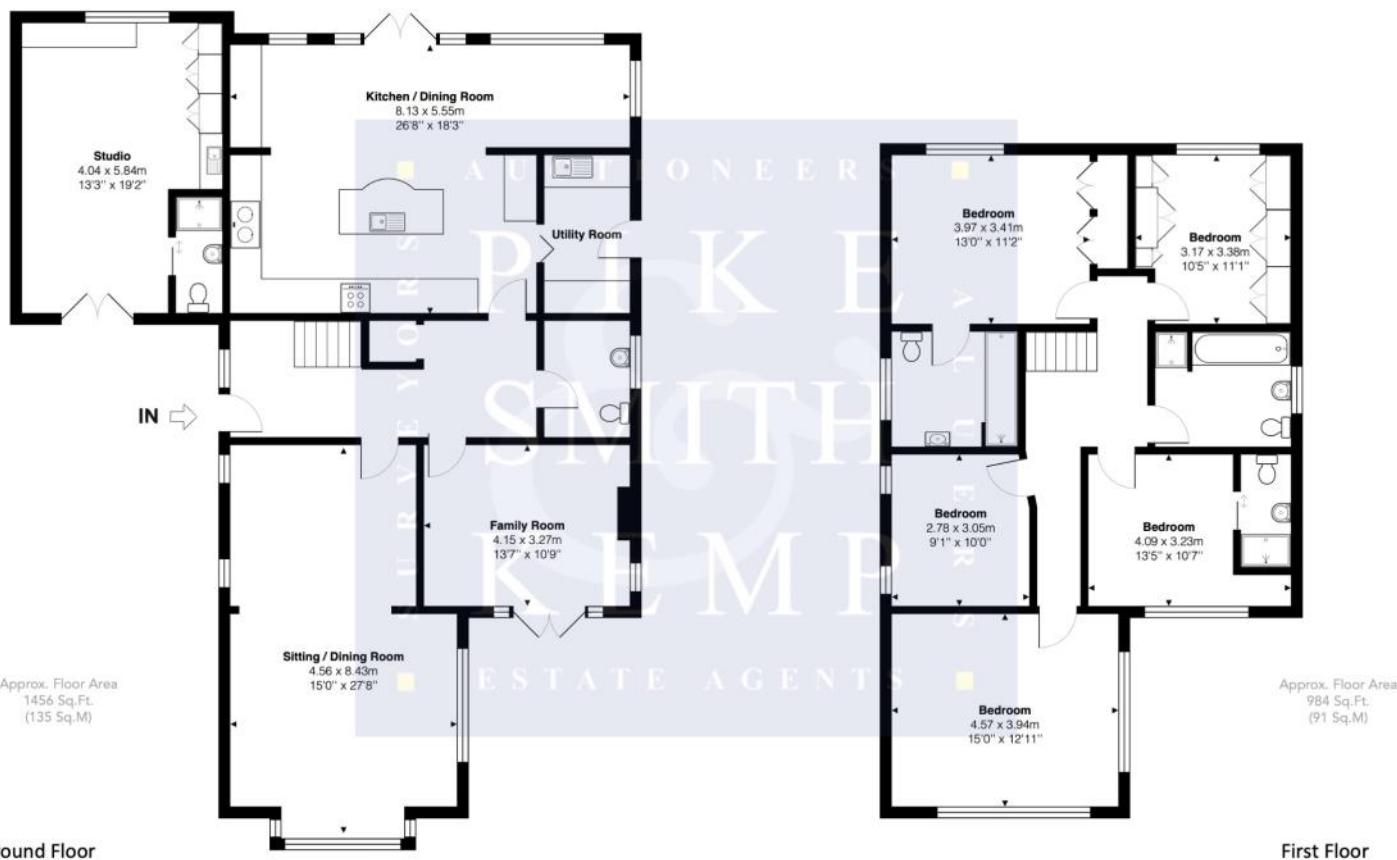
SUPPLEMENTARY INFORMATION

Services: Mains electricity, drainage and water

Heating: under-floor heating & radiators

Local Authority: Buckinghamshire District Council

Broadband Speed: 20mb—Fibre Optic available



The approximate total area for the elements of the property represented on the floorplan is 227 SqM (2441 Sq.Ft)

Haw Lane, Bledlow Ridge, Buckinghamshire, HP14 4JH

This floor plan provided by Expert Survey Solutions Ltd is for indicative guidance only. Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. Details shown on this floorplan including all measurements, areas and proportions cannot be guaranteed by either the provider or marketing estate/letting agency and should not be relied upon. If there is any area where accuracy is required, please contact the appropriate agent for clarification.

LOCATION

Bledlow Ridge is a popular Buckinghamshire village located in an Area of Outstanding Natural Beauty on the edge of the Chiltern Hills. Bledlow Ridge is also high up in the Chiltern Hills, approximately 700ft above sea level. The village benefits from a well-regarded Church of England first school, garage, village shop and public house. The larger centres of Princes Risborough and High Wycombe are approximately 5 miles and 5.5 miles distant respectively, giving a much wider variety of shopping and public facilities, with Oxford only 22 miles to the west along the M40. The M40 can be reached at either Junction 5 (approximately 7.5 miles) or Junction 4, (approximately 6 miles) and the railway at Princes Risborough offers a regular service into London Marylebone with alternative services available at both High Wycombe and Saunderton. Buckinghamshire is renowned for its high standard of education, the area being served by a good number of state and independent schools, catering for girls and boys of all ages. Recreational and sports facilities in the area include golf at Whiteleaf, Ellesborough, Saunderton and Thame, tennis at Princes Risborough and Bledlow Ridge, cricket clubs at Bledlow Ridge, Bledlow village and Horsenden and polo at West Wycombe.

PIKE SMITH & KEMP LLP

13 High Street, Thame OX9 2BZ

Tel: 01844 218258

email: thame@pikesmithkemp.co.uk

Web: www.pskweb.co.uk

Thame - Cookham - Maidenhead

