



OAK TREE COTTAGE
Beacons Bottom

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Oak Tree Cottage, Beacons Bottom, Buckinghamshire, HP14 3XE

A rare opportunity to acquire this unique Brick & Flint detached three bedroom property. Nestled in a tucked away location of Beacons Bottom, boasting far reaching views over the stunning countryside set within the Chiltern Hills.



- Stunning countryside views
- Three bedroom Brick & Flint property
- Dual aspect Family kitchen/diner
- 24ft Reception room
- French doors to the garden
- Three Double bedrooms
- Master En-suite
- Utility room
- Off road parking

OFFERS IN EXCESS OF £750,000

Robert House, 19 Station Road,
Chinnor, Oxfordshire OX39 4PU

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Situation

Set within the Chiltern Hills on the edge of the Stokenchurch plateau surrounded by beautiful countryside, the area offers an excellent network of footpaths and bridleways, and benefits from a highly sought after local primary school as well as catchment for John Hampden Grammar, the Royal Grammar School and Wycombe High School. Day to day shopping needs can be found at the nearby village of Stokenchurch along with a public library, bank, health centre and a number of village shops, hotel and restaurants. More specialised shopping can be found at the nearby towns of High Wycombe and Marlow. M40 access at junction 5 is within 3 miles distant, with central London (approximately 35 miles distance). Mainline station to London Marylebone is at High Wycombe (approximately 25 minutes fast train).



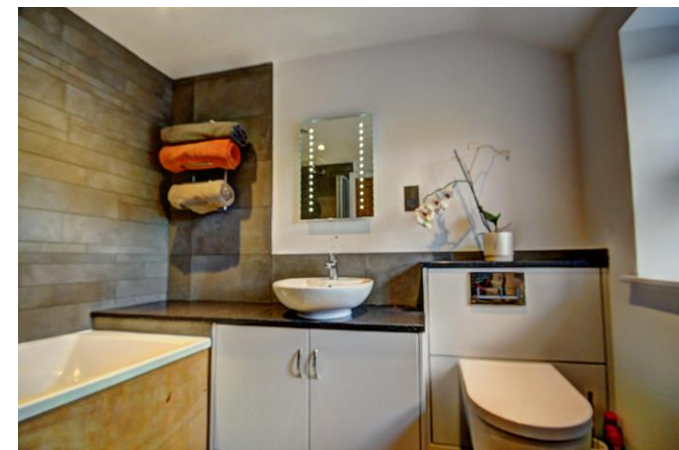
Description

Nestled in a tucked away location in the popular hamlet of Beacons Bottom, an individual brick and flint built detached property. Boasting stunning views over surrounding countryside creating an enviable and rarely available vista. The property consists of; Entrance hallway with Travertine tiles throughout, downstairs cloakroom, utility room, dual aspect family kitchen/diner, with stable door to the side of the property, the kitchen has ample storage units, range cooker, integrated appliances, Granite work tops and Travertine flooring, which is open plan to the 24ft reception room with wood burning stove, solid Oak flooring and two sets of French doors opening seamlessly to the pretty garden, and stunning views to Bottom Wood and beyond. Upstairs there are three double bedrooms and a family bathroom, the master bedroom has built in wardrobes and an en-suite shower room.



Outside

The garden is laid mainly to lawn with a generous entertaining terrace and decked viewing area, ideal for those alfresco evenings. The property benefits from air source heating, underfloor heating throughout, solid Oak doors & flooring, double glazing and off-road parking.





General Remarks and Stipulations

Tenure

Freehold

Services

Air Source under-floor heating, Electric, Mains Drainage, Water

EPC Rating

C

Local Authority

Wycombe District Council.

Post Code

HP14 3XE

Viewing

Strictly by appointment with Bonners & Babingtons.

Fixtures and Fittings

By separate negotiation

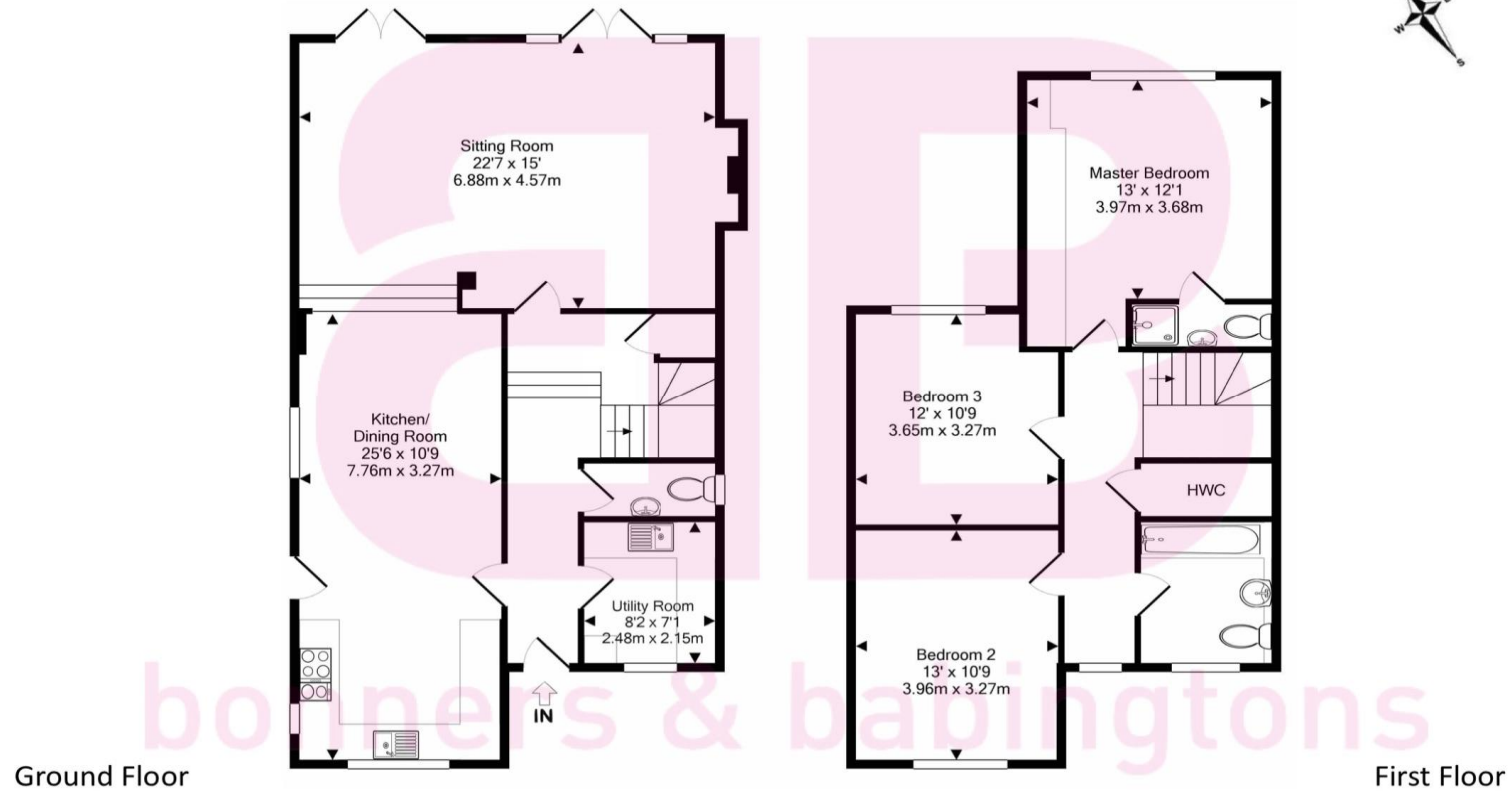
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Water End Road, Beacons Bottom, High Wycombe, Buckinghamshire, HP14 3XE

Approx. Gross Internal Area
136 sq m – 1465 sq ft



This floorplan is not to scale. It is for guidance only
and accuracy is not guaranteed

Disclaimer

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