



Coleheath Bottom  
Speen

**TIM RUSS**  
& COMPANY



## Coleheath Bottom Speen Buckinghamshire HP27 0SZ

A unique opportunity to purchase this charming four bedroom semi detached house, situated on a private lane with beautifully tended southerly facing gardens and a share of the woodland opposite.

**Guide Price £825,000**



**The Property** A charming four bedroom semi detached house originally dating back to 1901 and extended at the rear in the 1980's. The cottage offers parking, beautifully tended gardens to the side and rear with a share of the woodland opposite

The cottage offers a wealth of character features to include sash windows, fireplaces and dado rails.

Internally the house offers a hallway with stairs to the first floor, a snug with fireplace and bay window to the side, dual aspect sitting room with door to the garden, dining room with fireplace and inset log burner and access to the downstairs cloakroom, well fitted shaker style kitchen with granite worktops and integrated appliances, large pantry and door to the rear.

To the first floor the principal bedroom offers an attractive outlook to the front over the woodland with feature fireplace, bedroom two offers a dual aspect and feature fireplace, bedrooms three and four are located at the rear of the house as well as a spacious bathroom with separate shower enclosure and airing cupboard.

**Outside** The house offers beautifully tended elevated southerly facing gardens with parking for two cars to the front, the gardens are enclosed to the front with picket fencing and hedging to the side and rear. The gardens are mainly laid to lawn with well established floral and herbaceous beds and borders, with numerous attractive seating areas and a shed in the top corner.

**Location**

Speen is set high in the Chilterns and within the village the local amenities include a local store/sub-post office, a village hall, first school, local village green, and tennis court. There are renowned schools in the neighboring villages of Hughenden Valley, Lacey Green and Naphill, further education facilities can be found in High Wycombe and Princes Risborough.

The larger towns of High Wycombe & Great Missenden are all within travelling distance and all provide rail links to London, Marylebone and Birmingham. There are a number of leisure and recreational facilities within the area. The national motorway network accessed via the M40 intersection at Handy Cross junction 4 linking the M4 and M25.

**Viewings**

Strictly by appointment only.

**Mortgage**

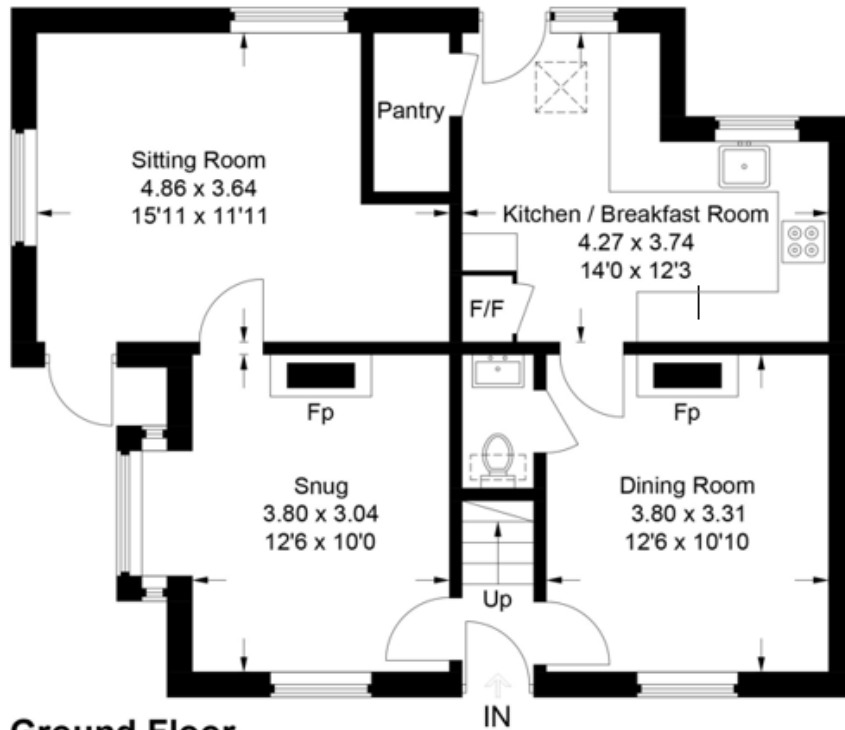
Contact your local Tim Russ & Company office who can introduce you to their professional financial advisor.

**Tenure** Freehold  
**Council Tax Band** F

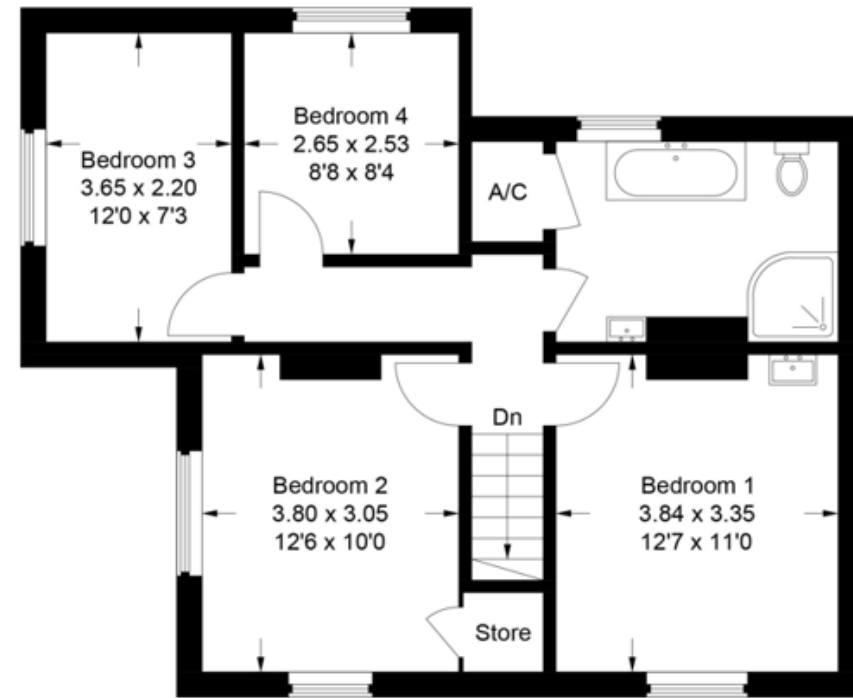
Oil central heating  
Mains Electric, water and drainage

**What 3 words location:** exist.pipes.perfumes





**Ground Floor**



**First Floor**

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D		
39-54	E	42 E	
21-38	F		
1-20	G		



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