



Perry Lane  
Bledlow

**TIM RUSS**  
& COMPANY



## Perry Lane Bledlow HP27 9QS

Ideally positioned in a charming country lane is this detached four-bedroom bungalow on a plot of approximately 1/3 of an acre and outstanding countryside views.

**£900,000**



## Description

A delightful four bedroom detached bungalow with outstanding views and a stunning garden. Positioned on a plot of approximately a third of an acre and situated in this delightful hamlet approximately 2.5 miles to Princes Risborough station, shops and amenities.

The accommodation comprises entrance hall, kitchen/breakfast room with an open plan living room / diner and conservatory. The four bedrooms welcome an abundance of light from the large windows. One of the bedrooms would lend itself as an annexe with bathroom and utility/kitchen. The home does offer scope to improve and extend STPP.

## Outside

The garden is a particular feature with a large terrace and impressive lawned area. There is ample parking to the front of the property.

## Location

Bledlow is a sought-after village, with The Lions public house, the cricket ground and the historic Holy Trinity church being focal points of interest. Nearby walks and bridle-paths make for wonderful access to the Chiltern Hills and Icknield Way. Nestled between the nearby towns of Chinnor and Princes Risborough, amenities include a good range of childcare and schooling (both private and state), sporting facilities including a swimming pool and a number of shops and places of worship. Rail links to London Marylebone (approx 40 minutes) and Birmingham (1.5 hours), along with easy access to the M40 make this an ideal location for commuters.

Strictly by appointment only.

## Mortgage

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

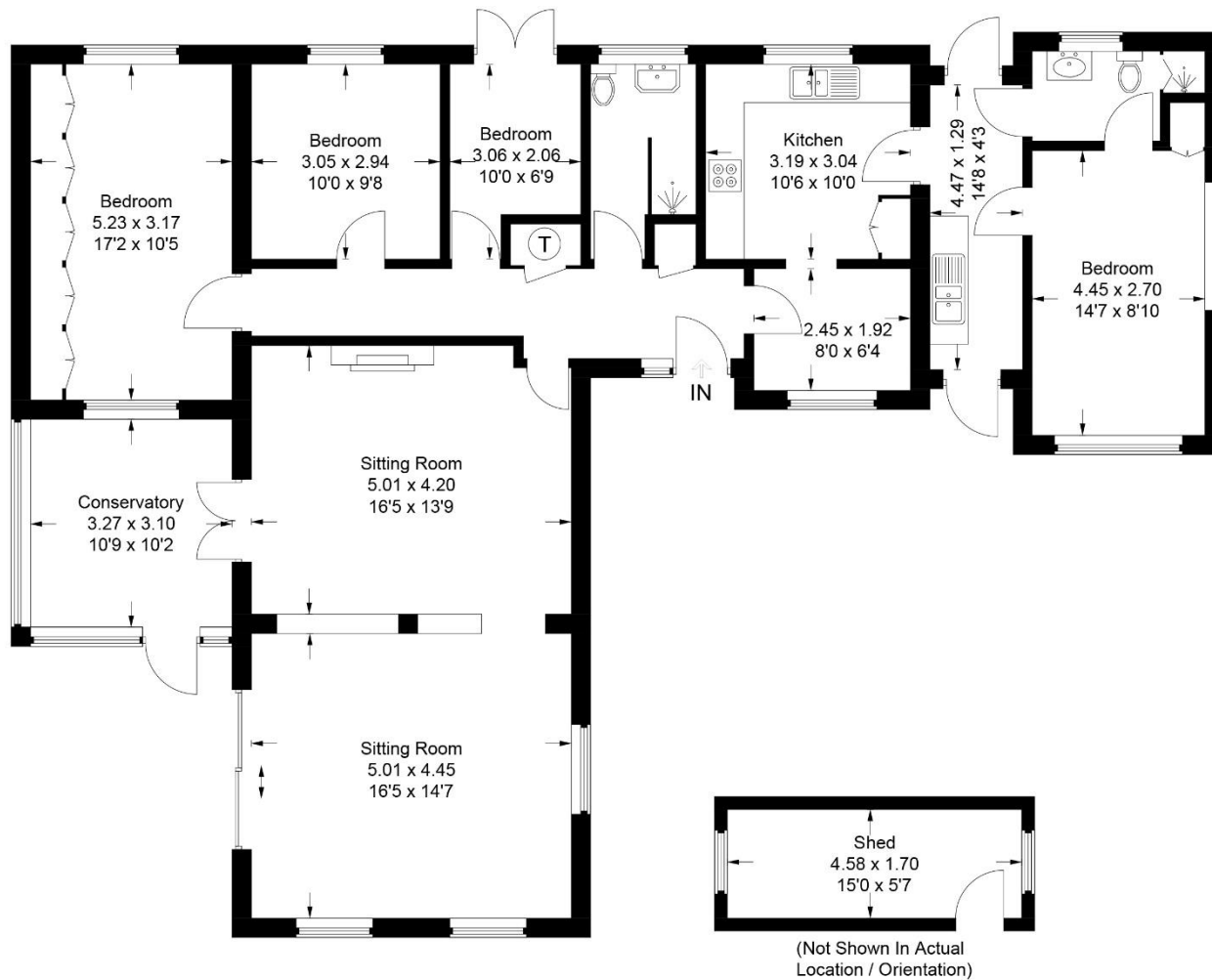
**Tenure:** Freehold

**Council Tax:** Band F

Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B		
69-80	C		
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		

## Viewings





Approximate Gross Internal Area = 148.5 sq m / 1,598 sq ft

Shed = 7.8 sq m / 84 sq ft

Total = 156.3 sq m / 1,682 sq ft

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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