



Skittle Green
Bledlow

TIM RUSS
& COMPANY



Skittle Green Bledlow Bucks HP27 9PJ

Ideally positioned in a charming country lane is this 19th century two bedroom detached home with an additional parcel of land

£550,000



Description

A delightful 19th century detached home ideally positioned in a charming country lane with an additional parcel of land.

Offered in excellent decorative order and no onward chain the accommodation comprises large entrance hall/snug, cloakroom, attractive living room with exposed beams and log burner. The kitchen/breakfast room is spacious with modern units and door to the side. To the first floor can be found a large landing with mezzanine above There are two bedrooms and bathroom.

Outside

There is a generous garden to the front with mature trees and lawn leading to the side garden with workshop and store/hobby room. There is additionally a parcel of land with parking for several vehicles.

Location

Bledlow is a sought-after hamlet – style 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.

Viewings

Strictly by appointment only.

Mortgage

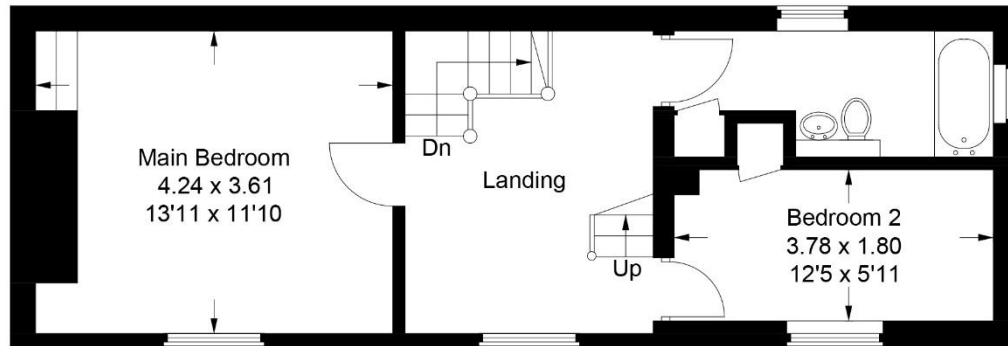
Contact your local Tim Russ & Company office who can introduce you to their professional financial advisor.

Tenure: Freehold

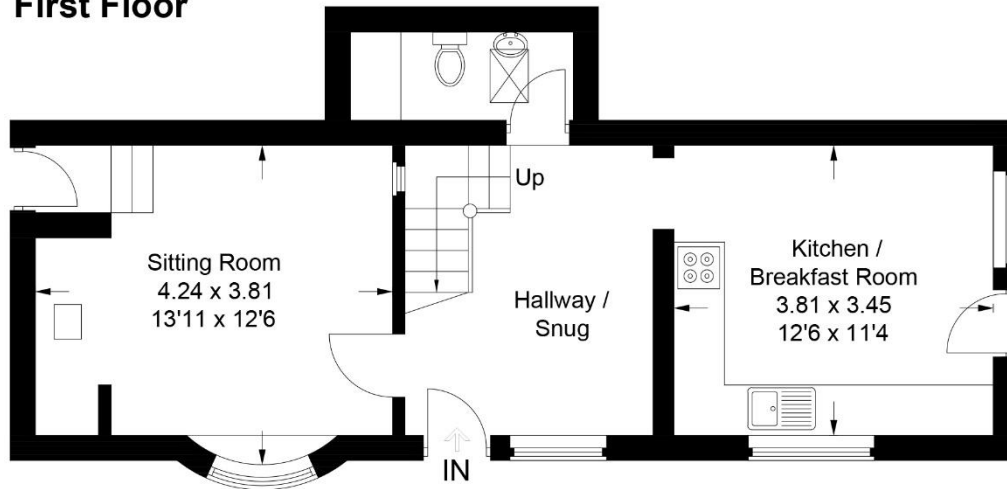
Council Tax: Band F

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D		
39-54	E	40 E	
21-38	F		
1-20	G		

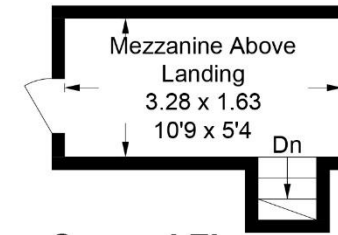




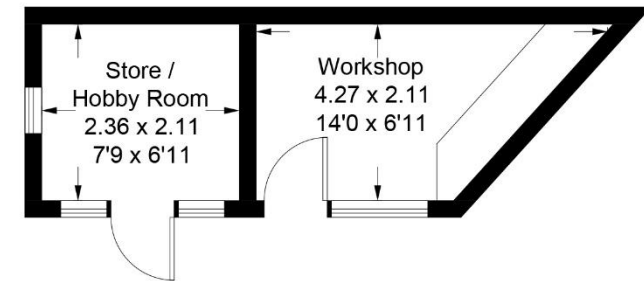
First Floor



Ground Floor



Second Floor



(Not Shown In Actual Location / Orientation)

Approximate Gross Internal Area = 89.8 sq m / 967 sq ft
 Outbuilding = 12.2 sq m / 132 sq ft
 Total = 102 sq m / 1,099 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.

© CJ Property Marketing Ltd Produced for Tim Russ & Company



1 High Street, Princes Risborough, Bucks HP27 0AE

T: 01844 275522

E: p.risborough@timruss.co.uk

www.timruss.co.uk



Tim Russ & Company for themselves and for the Vendors or Lessors of this property whose agents they give notice that: (1) The particulars and floor plans are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute part of, an offer or contract. (2) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (3) No person in the employment of Tim Russ & Company has any authority to make or give any representation or warranty whatever in relation to this property. (4) They do not hold themselves responsible for any expense incurred in viewing the same or any liability in respect of abortive journeys. Terms quoted are subject to contract. Floor Plan copyright of Tim Russ & Company.