



Haw Lane, Bledlow Ridge - HP14 4JJ
£1,150,000

 **TIM RUSS**
& Company



Haw Lane

Bledlow Ridge

Featuring spacious accommodation measuring in excess of 3,000 square feet arranged over three floors this delightful home is situated in a highly regarded village location with wonderful far reaching views.

The versatile ground floor offers a range of potential uses, including an annex, games room, or studio. The current owner successfully operated a children's nursery here for many years, showcasing its adaptability.

On the first floor, you'll find an entrance hall, cloakroom, study, dining room, and a spacious living room featuring French doors that open to the garden, as well as a charming fireplace. The impressive kitchen boasts excellent storage, high-quality worktops, and premium appliances.

The second floor features a generous landing, a well-appointed family bathroom, and five bedrooms. The primary bedroom benefits from an en-suite and stunning countryside views.

Outside, a gated driveway leads to a detached double garage. The rear garden is mainly laid to lawn, with a terrace accessible from the living room—perfect for outdoor entertaining.



Haw Lane

Bledlow Ridge

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

- Substantial Five Bedroom Detached
- Attractive Views
- Three Reception Rooms
- Large Kitchen/Breakfast Room
- Excellent Village Location
- Cloakroom, En-Suite & Family Bathroom
- Ground Floor Accommodation Potential to Convert to Annex
- Gardens & Double Garage







Tim Russ and Company

1 High Street, Princes Risborough - HP27 0AE

01844 275522 • p.risborough@timruss.co.uk • timruss.co.uk/





Approximate Gross Internal Area
Ground Floor = 85.6 sq m / 921 sq ft
First Floor = 102.6 sq m / 1,104 sq ft
Second Floor = 92.4 sq m / 994 sq ft
Garage = 20.2 sq m / 217 sq ft
Total = 300.8 sq m / 3,236 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

