



Coleheath Bottom, Speen - HP27 0SZ  
£775,000





## Coleheath Bottom

### Speen

Tucked away on a peaceful country lane in a hugely popular Chiltern village, this enchanting three-bedroom semi-detached cottage—dating back to the early 1900s—offers a rare blend of timeless charm and modern comfort. With its own share of woodland opposite, it's a dream come true for nature lovers and those craving a slower, more grounded pace of life. This beautiful spot is deally positioned less than 5 miles from the amenities and station at Princes Risborough.

Step inside and you'll immediately feel the warmth of this home. The light-filled, double-aspect living room—with its elegant bay window—is tremendously inviting with the log burner poised and ready to add a warm glow to those winter nights. The heart of the home, a stylish and thoughtfully designed kitchen adjoins the dining room. Additionally there is a downstairs cloakroom and a generous first floor family bathroom.

Outside, the magic continues. The large, beautifully maintained elevated garden feels like your own private sanctuary, somewhere to relax and soak in the charming surroundings, this outdoor space offers endless moments of joy and serenity. Off road parking adds a further dash of practicality.

This is more than a house—it's a place to put down roots, make memories, and truly feel at home.





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Speen

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- Three Bedroom Early 1900s Cottage
- Share of Woodand Opposite
- Beautiful Country Lane in a Popular Village
- Modern Well Equipped Kitchen
- Downstairs Cloakroom
- Dining Room
- Double Aspect Living Room with Beautiful Bay
- Family Bathroom
- Off Road Parking
- Substantial and Attractive Gardens











## Tim Russ and Company

1 High Street, Princes Risborough - HP27 0AE

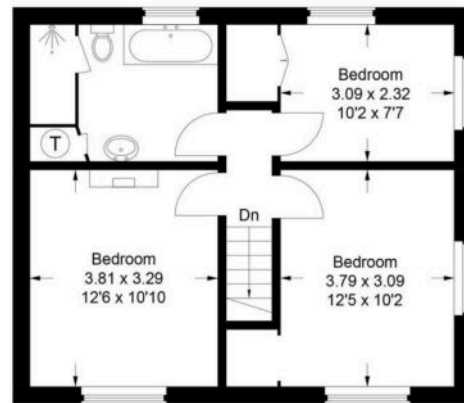
01844 275522 • [p.risborough@timruss.co.uk](mailto:p.risborough@timruss.co.uk) • [timruss.co.uk/](http://timruss.co.uk/)







Ground Floor



First Floor

Approximate Gross Internal Area  
 Ground Floor = 64.0 sq m / 689 sq ft  
 First Floor = 47.3 sq m / 509 sq ft  
 Total = 111.3 sq m / 1,198 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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