



Bramble Cottage, Sniggs Lane - HP10 8NL
£1,200,000



Bramble Cottage

Sniggs Lane, High Wycombe

- No Chain
- Self Contained Annexe
- South Facing Garden
- Parking
- Character Features
- Fireplace

Positioned at the bottom of Beacon Hill, Sniggs Lane with a short walk into Penn village up the road with a pathway down through to Wycombe Heights golf course the other way. Surrounded by countryside and fantastic walks this semi-rural location is still only a short drive from mainline train station.



Bramble Cottage

Sniggs Lane, High Wycombe

Charming detached home situated in a quiet country lane, property sits on a lovely plot and is available with no chain.

A part brick and flint detached cottage situated at the end of Beacon Hill, Penn, in a no-through road bordered by open countryside and being only a short distance from the highly regarded village of Penn.

The accommodation is very well presented and in addition to the 3 good size reception rooms, kitchen/breakfast room and utility room to the ground floor and a master bedroom with large en suite shower room, 3 further bedrooms and a family bathroom to the first floor, there is a very useful detached annex building with a bedroom, open-plan living/dining room and shower room.

Outside the gardens and grounds are of a good size, being laid principally to lawn with a very pretty terrace situated between the main house and the annex, creating a wonderfully sheltered Al-fresco dining area. In front of the annex building is off-street parking for 3 to 4 cars.

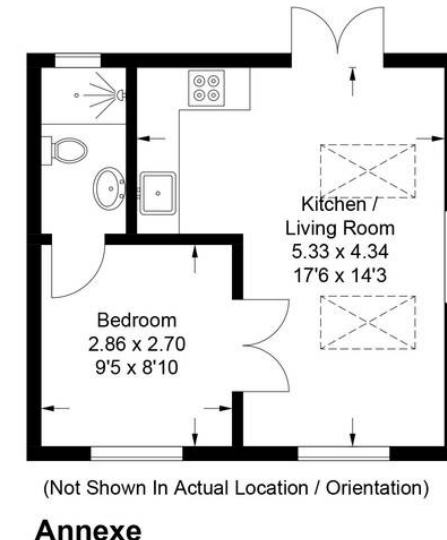
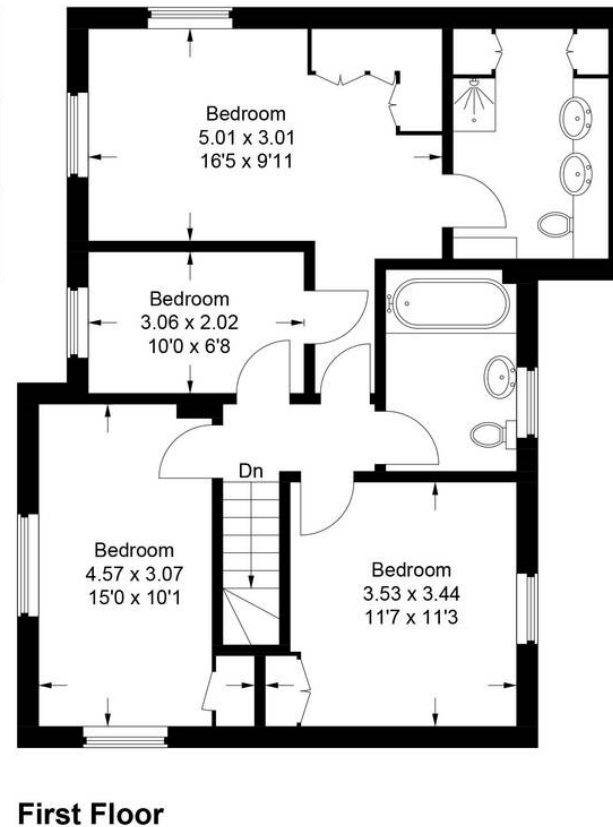
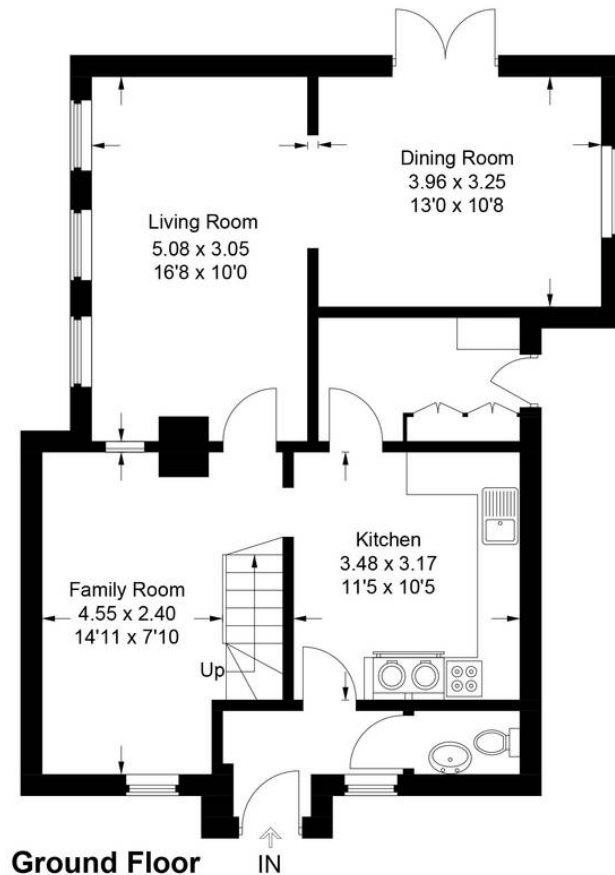
Council Tax band: TBD

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E





Bramble Cottage

Approximate Gross Internal Area
 Ground Floor = 67.7 sq m / 729 sq ft
 First Floor = 67.0 sq m / 721 sq ft
 Annexe = 30.5 sq m / 328 sq ft
 Total = 165.2 sq m / 1778 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



Tim Russ and Company

Tim Russ & Co, 6 Burkes Court Burkes Road - HP9 1NZ

01494 674321 • Beaconsfield@timruss.co.uk • timruss.co.uk/

