



harrers & harringtons

Deanfield Cottages

North Dean

Deanfield Cottages,
North Dean,
Buckinghamshire,
HP14 4NG

Offers in Excess of: £575,000

Nestled in the idyllic hamlet of North Dean, this delightful, extended, three-bedroom brick and flint cottage seamlessly blends period charm with modern living. From the outside, the picturesque facade exudes character, while the interior has been tastefully renovated and extended to provide all the comforts of contemporary life. Early viewing is highly recommended to appreciate the true charm and versatility of this beautiful North Dean cottage.

Inside comprises a spacious open-plan kitchen/diner which has been recently modernised, with sleek countertops and integrated appliances, and retains a warm, inviting atmosphere.

From the kitchen/diner, it opens out to a cosy lounge with large glass windows and doors overlooking the lawned garden. This room is a true highlight and features a stunning log burner.

The property also benefits from a study, a utility area, and a ground floor cloakroom.

The master bedroom is located on the ground floor and benefits from an en-suite shower room.

The garden is accessed from the lounge via large sliding doors, offering a seamless flow between indoor and outdoor living. There is a detached garage and parking for one vehicle.

Upstairs, you'll find two well-proportioned bedrooms and spacious landing with built-in storage cuboards, together with a stylish new family bathroom, all filled with natural light and rustic charm.

The property is fired by Calor Gas Heating, has mains drainage, electric and water supply.

Bonners and Babingtons are selling this property on behalf of a related party





North Dean

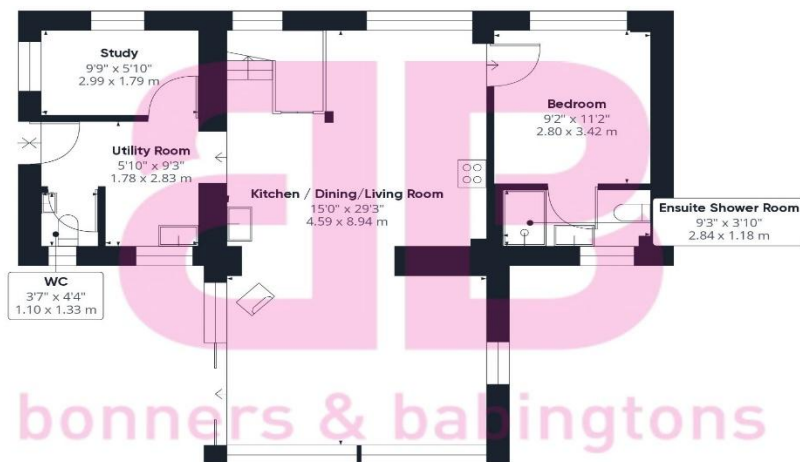
North Dean, a small hamlet in the Chiltern Hills of Buckinghamshire, England, is known for its picturesque setting and rural charm. Nestled between the larger villages of Hughenden Valley and Speen, North Dean offers a tranquil, quintessential English countryside experience. It is part of the civil parish of Hughenden and lies within an Area of Outstanding Natural Beauty (AONB), which gives it a protected status for its scenic landscapes and biodiversity.

The Chiltern Hills, known for its chalky soil and beech forests, provide a lush, green backdrop to the hamlet. Walking trails and footpaths crisscross the area, offering stunning views and a peaceful atmosphere ideal for outdoor activities like hiking, cycling and birdwatching.

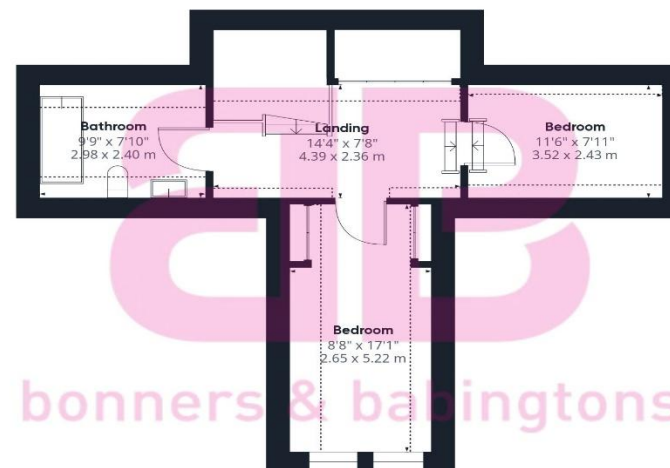
Nearby villages of Speen and Naphill offer additional amenities. The larger town of High Wycombe, around 5 miles away, provides access to more comprehensive services, including shopping, dining, and transport links. The town of Princes Risborough is located within a 6 mile radius of the property and is also well-connected, with excellent transport links to London and other major cities.

COUNCIL TAX BAND – D

EPC RATING - E



Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

1313.52 ft²

122.03 m²

Reduced headroom

173.73 ft²

16.14 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

Disclaimer

We endeavour to make our particulars accurate and reliable. They are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate and photographs provided for guidance only. No undertaking is given as to the structural condition of the property, or any necessary consents, or the operating ability or efficiency of any service, system or appliance. Prospective purchasers must satisfy themselves with regard to each of these points. If there is any particular aspect of the property about which you would like further information, please contact us, especially, before you travel to the property. B2170

78 High Street, Princes Risborough,
Buckinghamshire, HP27 0AX

01844 343661

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