



hunters & habingtons

Perry Lane  
Bledlow



Perry Lane  
Bledlow  
Buckinghamshire  
HP27 9PA

Offers in Excess of - £550,000

A beautiful three bedroom end of terrace house which has been updated but still keeping many of its original features. The property is located centrally within the highly sought after village of Bledlow with beautiful countryside walks and a local public house all within walking distance of the property.

The property accommodation comprises of the following, entrance hallway with downstairs toilet and storage cupboard, modern kitchen which has been recently fitted in the last couple of years benefiting from waist height and eye level cupboards and a built in dishwasher, good sized living room with original brick built fireplace and views over looking the grounds as well as a separate dining room / study with door leading to rear garden.

Upstairs a spacious landing linking to a dual aspect, master bedroom with ensuite bathroom, a good sized double bedroom with feature fireplace and views over looking the grounds, further single bedroom and a family bathroom with bath and over head shower.

To the rear, a door from the dining room leads you to a cute, wrap around garden and a gate leading through to the well maintained communal grounds for all residents to enjoy.

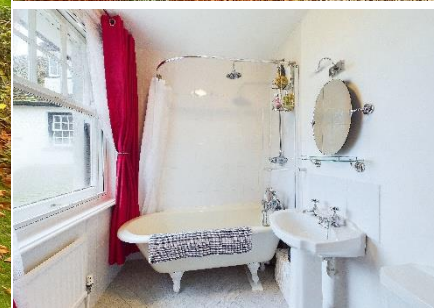
To the front, there is a car port and garage with parking for two vehicles as well as many visitor spaces.

The property is NOT listed.

Other notable features include, electric heating system, single glazed windows with secondary glazing and a loft space which is boarded and insulated well.







## Bledlow Village

The village of Bledlow lies in the Vale of Aylesbury close to the Chilterns in an Area of Outstanding Natural Beauty. The village is dominated by its church and manor house now owned by Lord Carrington. This area offers access to many footpaths and bridleways including the Chiltern Way, Ridgeway and nearby the Icknield Way. Bledlow also has an attractive pub which is popular with walkers and ramblers and an active cricket club.

The nearby regional centres of Thame, Chinnor, Princes Risborough, Wendover and Aylesbury provide shopping and recreational facilities. Mainline train services to London Marylebone are available from Princes Risborough and High Wycombe. Easy access to the M40 via junction 6 means that Oxford and London, the West End and the M25 Heathrow are within easy reach.

Buckinghamshire is renowned for its choice and standard of schooling, both state and private as the county is one of the last to maintain the traditional grammar school system. The property is ideally situated to take full advantage of the choice of grammar schools located nearby and Bledlow Ridge itself has a very well-regarded primary school.

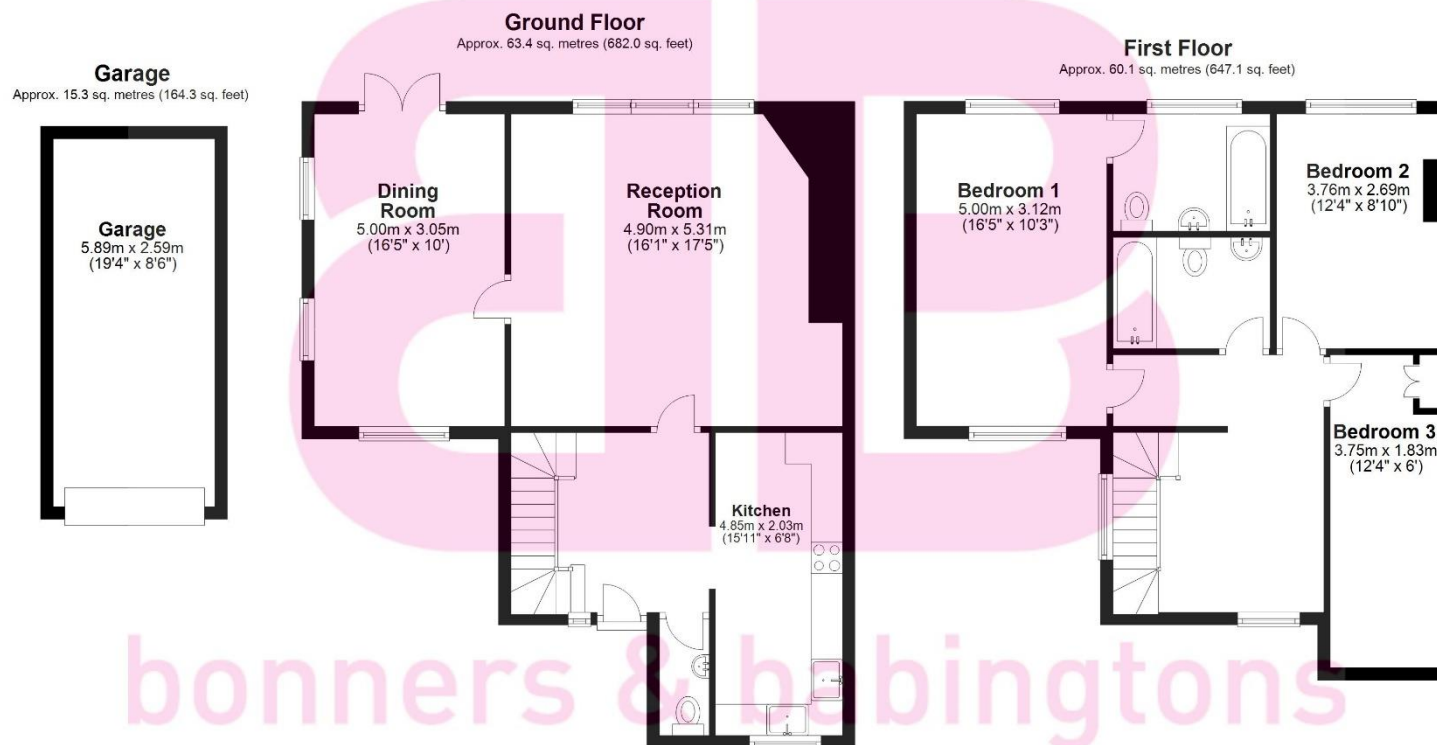
Council Tax Band – F

EPC RATING - F



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
95-100	A		
85-95	B		
75-85	C		
65-75	D		
55-65	E		
45-55	F	24	63
35-45	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	





Total area: approx. 138.7 sq. metres (1493.4 sq. feet)

NOT INCLUDING OUTBUILDINGS OR GARAGE This floorplan is not to scale. It is to be used for guidance and illustrative purposes only. Accuracy is not guaranteed.  
Plan produced using PlanUp.

#### 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

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