



Kiln Lane  
Lacey Green

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bonners & babingtons







A deceptively spacious three bedroom detached bungalow set on a good sized plot located down one of the best roads within the village of Lacey Green. The property is located within the highly sought after village of Lacey Green with an excellent school, pubs, countryside walks and transport links.

Kiln Lane, Lacey Green, Princes Risborough, Buckinghamshire, HP27 0PT

Offers Over - £850,000

- DETACHED BUNGALOW
- HIGH SPECIFICATION
- THREE BEDROOMS
- LIVING ROOM
- ORANGERY / FAMILY ROOM
- MODERN KITCHEN
- UTILITY ROOM
- PRIVATE, SUNNY GARDEN
- BESPOKE BUILT ENTERTAINMENT AREA
- SINGLE GARAGE



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## Lacey Green

Lacey Green is a popular and attractive Chilterns village set in an Area of Outstanding Natural Beauty. The village has its own primary and middle school, St John's Church of England, a community hall, a church and two public houses. For secondary education there are grammar schools in High Wycombe and a range of private schools within the area including Pipers Corner for girls. The nearby market town of Princes Risborough offers a range of cultural, shopping and leisure facilities including a Tesco superstore and Marks & Spencer Simply Food.

There is a Chiltern Line service from Princes Risborough into London Marylebone (approx 36 mins) or alternatively from Great Missenden (40 mins). A Metropolitan tube service is available at Amersham. There are good links for the motorways at Junctions 4 and 5 of the M40 within easy reach.





## Description

A deceptively spacious three bedroom detached bungalow set on a good sized plot located down one of the best roads within the village of Lacey Green. The property is located within the highly sought after village of Lacey Green with an excellent school, pubs, countryside walks and transport links.

The property accommodation comprises of the following, entrance hallway with storage cupboards, a modern kitchen with utility room, a good sized living room flowing through to a light and airy orangery / family room with French doors opening to the sunny garden. There is also a master bedroom with walk in wardrobe as well as a modern en-suite shower room, second double bedroom with built in wardrobes, further single bedroom with built in wardrobes and a modern family bathroom with bath and over head shower.

Outside there is a beautifully maintained, private, wrap around garden with patio area, borders for planting, a shed and side access leading through to the garage and driveway. The current owners have recently built a bespoke, timber famed outdoor entertaining barn which is fully kitted out with a jacuzzi area and changing room, custom built bar, a BBQ area with industrial extractor fan, dining area as well as a decking area over looking the garden. This is a fantastic area for socialising with friends and family and can be used all year round as this barn has roll down side coverings as well as heating.

The the front, a large driveway with parking for multiple vehicles, an EV charging point and a electric gated entrance.

There is also the potential for further development (subject to planning) The loft space is large enough to convert and this could be opened up to create further living accommodation depending on the buyers requirements.

Other notable features include, mains gas central heating system, double glazed windows throughout, a water softener and loft storage space.







## General Remarks and Stipulations

### Tenure

Freehold

### Services

Mains Gas central heating, drains, electric & water.

### EPC Rating

C

### Local Authority

Buckinghamshire Council

### Post Code

HP27 0PT

### Viewing

Strictly by appointment with Bonners & Babingtons

### Fixtures and Fittings

Via separate negotiations

### Important Notice

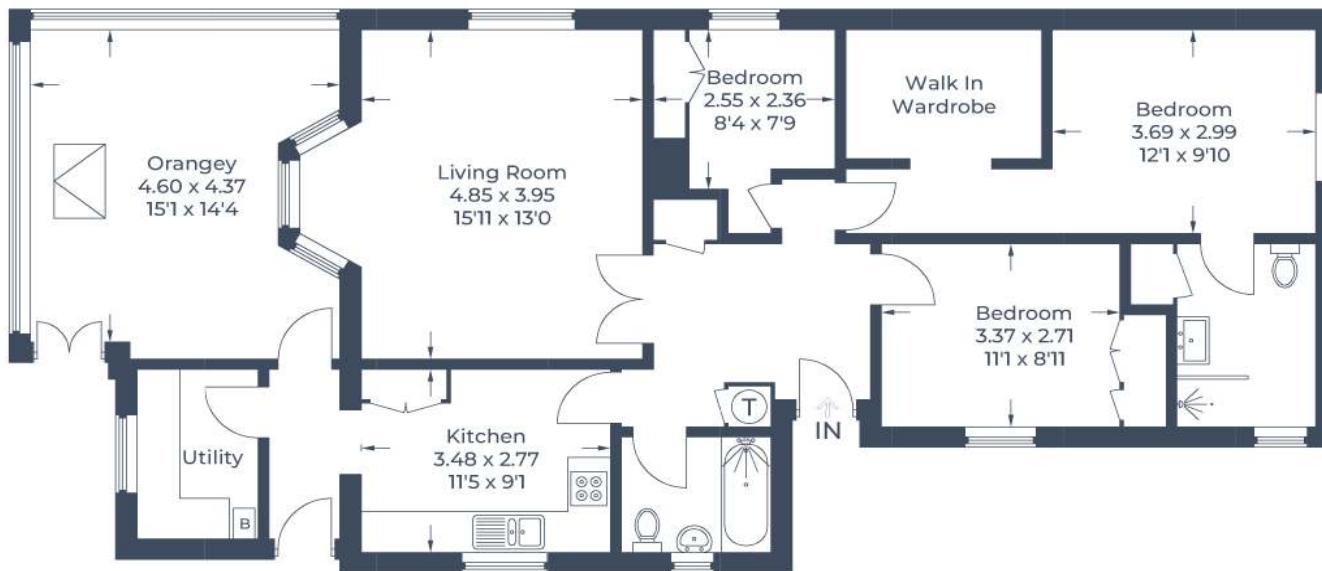
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Approximate Gross Internal Area = 119.4 sq m / 1,285 sq ft  
Garage = 14.0 sq m / 151 sq ft  
(Excluding Entertaining Area)  
Total = 133.4 sq m / 1,436 sq ft



(Not Shown In Actual  
Location / Orientation)



**Entertaining Area**

(Not Shown In Actual Location / Orientation)

Illustration for identification purposes only,  
measurements are approximate, not to scale.

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