



FORD & PARTNERS

— ESTATE AGENTS —



Wellfield Road Piddington HP14 3BP



Wellfield Road Piddington HP14 3BP

£400,000

This 1930's three-bedroom semi-detached home offers an exciting opportunity for renovation and personalisation, situated in a sought-after village location within Piddington.

Description

Upon entering, you're welcomed into a central hallway, with the staircase to the left and a bathroom conveniently located to the right. The ground floor features a generous dual-aspect sitting/dining room, along with a spacious kitchen/breakfast room—both offering great potential to be transformed into modern, open-plan living spaces.

Upstairs, the property boasts three well-proportioned double bedrooms, each enjoying picturesque views over open fields to both the front and rear.

Externally, the home benefits from driveway parking for two to three vehicles and a substantial rear garden—ideal for families or those looking to create an outdoor retreat.

Situation

This is a fantastic opportunity for buyers looking to modernise and create a home tailored to their tastes, in a peaceful yet well-connected village setting.

Piddington is a small, semi-rural village situated just west of High Wycombe, nestled in the heart of the scenic Buckinghamshire countryside. Despite its peaceful, village-like atmosphere, Piddington benefits from its close proximity to the M40 motorway, offering excellent transport links to London, Oxford, and the Midlands. This makes it an attractive location for commuters seeking a quieter, more relaxed pace of life without sacrificing accessibility.

The area is characterised by rolling hills, wooded areas, and open fields, typical of the Chiltern Hills Area of Outstanding Natural Beauty (AONB), which surrounds it. This gives Piddington a charming, pastoral quality that appeals to walkers, cyclists, and nature lovers alike.

Piddington's blend of tranquillity, accessibility, and natural beauty makes it a desirable location for families, retirees, and professionals seeking the best of both rural and urban living.



Wellfield Road, HP14 3BP

Approximate Gross Internal Area
Ground Floor = 597 sq ft / 55.5 sq m
First Floor = 415 sq ft / 38.6 sq m
Total = 1012 sq ft / 94.1 sq m

Ground Floor

Dining Room
10'6" x 6'6"
3.21 x 1.98m

Kitchen /
Breakfast Room
18'2" x 12'3"
5.54 x 3.74m

Sitting Room
14'5" x 11'1"
4.40 x 3.38m

CH 2.46 = Ceiling Height

Up

First Floor

Bedroom 1
14'6" x 11'1"
4.41 x 3.38m

Bedroom 2
12'2" x 10'4"
3.72 x 3.14m

Bedroom 3
11'5" x 8'8"
3.49 x 2.64m

Dn

T

Ford & Partners
ESTATE AGENTS

Floor Plan produced for Ford & Partners by Media Arcade ©.
Illustration for identification purposes only. Window and door openings are approximate. Whilst every attempt is made to assure accuracy in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

A map showing the location of Piddington, Leicestershire. The map features a road network with the A40 running horizontally and the A46 running vertically. Piddington is marked with a red pin at the intersection of these roads. Labels on the map include 'A40', 'Chipp's Hill', 'Piddington', and 'WHEELER END'. The Google logo and 'Map data ©2025' are visible in the bottom left corner.

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not energy efficient - higher running costs</i>	50	78
England & Wales	EU Directive 2002/91/EC	