

**3 The Cottages, Bricks Lane, Beacons Bottom, Buckinghamshire, HP14 3XG - £485,000**



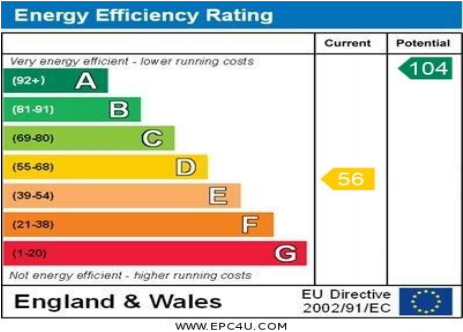
An improved three bedroom character cottage in a countryside location.

Entrance Porch | Entrance Hall | Bathroom/W.C. | Living Room With Feature Fireplace | Large Modern Fitted Kitchen/Dining Room | First Floor Landing | Three Bedrooms | En-Suite Shower To Main Bedroom | Oil Fired Heating To Radiators | Double Glazing | Off Street Parking To Front | Private Rear Garden | No Onward Chain |

Offered with no onward chain this impeccably presented cottage benefits from character features including exposed beams along with modern fitments throughout. With countryside walks on your door step the accommodation comprises entrance porch, spacious entrance hall, modern fitted bathroom, living room with feature fireplace and large understairs cupboard, decent size kitchen/dining room with double doors opening to the rear garden, first floor landing, three bedrooms and en-suite shower room to main bedroom. Outside there is ample off street parking to front and to the rear the private rear garden is laid to patio and lawn with covered area that could provide space for an extension subject to regular planning permissions.

Price... £485,000

Freehold





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### LOCATION

Beacon's Bottom is a hamlet surrounded by open countryside. It has a primary school, a garden centre with café and a community centre. Further amenities can be found in the neighbouring village Stokenchurch, which include local shopping facilities, doctor surgery, dental surgery, chemist, café and further local schools. The area boasts beautiful countryside and is nearby to the riverside town of Marlow and the larger town of High Wycombe, which offers more extensive facilities. Junction 5 of the M40 is located nearby and the location is ideal for the commuter to London, Oxford and Birmingham, via either the motorway or the mainline railway service direct to London Marylebone, Oxford and Birmingham, located at High Wycombe, approximately 6 miles away.

### DIRECTIONS

From the centre of our Stokenchurch office, proceed in an easterly direction on the Oxford Road (A40), which then becomes Wycombe Road, to Studley Green. Turn left into Water End Road, follow the road as it becomes Bricks Lane where the property can be found on the right.

### ADDITIONAL INFORMATION

#### EPC Rating

D

#### Council Tax

Band E

### MORTGAGE

Contact your local Wye Residential office who can introduce you to their Independent Financial Adviser

*Whilst we endeavour to make our sales details accurate and reliable they should not be relied on as statements of representation of fact and do not constitute any part of an offer or contract.*

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