



Bricks Lane, Beacons Bottom, High Wycombe, HP14 3XG

£485,000

TREVOR TAYLOR POWERED BY **exp** TM UK

@ [trevor.taylor@exp.uk.com](mailto:trevor.taylor@exp.uk.com)

[trevortaylor.exp.uk.com](http://trevortaylor.exp.uk.com)

07392 581 444



## Bricks Lane, Beacons Bottom, High Wycombe, HP14 3XG

Located in the peaceful hamlet of Beacons Bottom, this three-bedroom cottage offers a perfect blend of rural charm and modern convenience. The property is well presented throughout and ready to move into, but it also provides great potential for extension (subject to planning permission) to accommodate your future needs.

The property benefits from a welcoming entrance porch, providing a handy space for shoes, coats or outdoor gear. It offers a practical buffer between the outdoors and the main living areas, adding a useful feature to the home.

The living room is cosy and functional, featuring a wood-burning stove that adds warmth and character to the space.

The kitchen is modern with plenty of storage and worktop space, as well as views over the garden. It's a comfortable space for cooking and eating, with ample room for a dining table and chairs. The downstairs bathroom is equipped with a full suite, including a bath and shower, making it ideal for both family use and guests.

Upstairs, the master bedroom is a spacious double, with the added benefit of an en-suite shower room. The two additional bedrooms are both well-sized offering flexible options for family, guests, or a home office.





Externally the private rear garden is a lovely outdoor space with a patio area ideal for outdoor dining and a lawn that's perfect for children, pets, or relaxing in the fresh air. Driveway parking provides ample space for residents and visitors, offering great convenience for families or those with more than one car.

Beacons Bottom is a peaceful hamlet located just a short distance from Junction 5 of the M40, making it ideal for commuters to London and Oxford. High Wycombe is just a 10-minute drive away, offering a wide range of shops, restaurants, and excellent transport links, including Chiltern Railways and bus routes. The surrounding countryside offers a wealth of walking and cycling opportunities, with the Chiltern Hills Area of Outstanding Natural Beauty nearby.





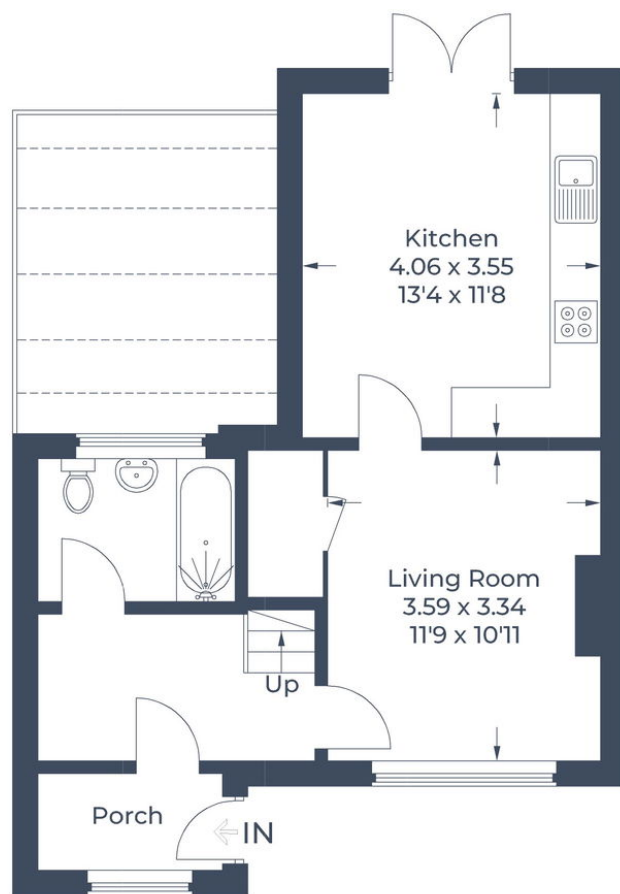




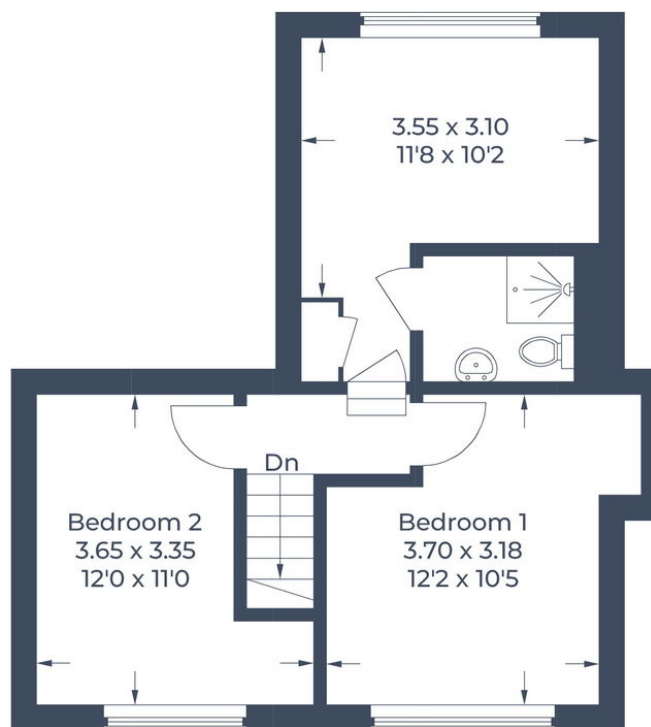
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Approximate Gross Internal Area  
Ground Floor = 42.8 sq m / 461 sq ft  
First Floor = 40.5 sq m / 436 sq ft  
Total = 83.3 sq m / 897 sq ft



**Ground Floor**



**First Floor**

Illustration for identification purposes only,  
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