



bonners & babingtons

King Street
Piddington

King Street, Piddington, Buckinghamshire, HP14 3BT

Price £425,000

Situated in the charming hamlet of Piddington this Victorian cottage is well presented and full of character! The accommodation is spacious and retains many of the attractive features found in a property of this age! STUNNING VIEWS OVER THE COUNTRYSIDE!

The ground floor accommodation comprises; a lounge with original open fireplace, ideal spot for gathering in the winter months, a large kitchen/diner with ample eye and waist level storage units, a range master cooker and space for white goods, flowing through to the rear porch with storage for shoes and coats.

To the first floor is a large, double bedroom with fitted storage, a further single bedroom, family bathroom with bath, overhead shower and heated towel rail. In addition, there is a staircase leading to a substantial loft room with fitted wardrobes.

Outside

The magnificent South East facing garden is sunny, laid mainly to lawn with borders of bushes and shrubs. Offering a patio area, ideal for socialising and alfresco dining and stunning rural views across the surrounding countryside!

Other notable features ; double glazing and oil fired central heating.



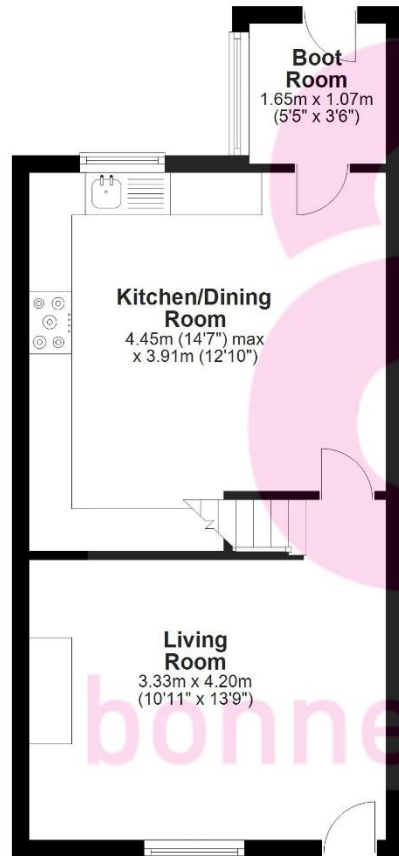


Piddington is a stunning hamlet situated in the heart of an Area of Outstanding Natural Beauty (AONB). Close by is the National Trust village of West Wycombe with its charming 16th Century high street and West Wycombe Park with the Manor House and famous Hell Fire Caves. The property is within a short walk of a number of delightful walks across surrounding Chiltern countryside, many leading to popular pubs and restaurants. The larger towns of High Wycombe and Marlow are readily accessible offering excellent shopping, sporting, and social facilities as well as schools for children of all ages. Each has a railway station, Marlow serving Piddington via Maidenhead which connects to Crossrail and High Wycombe to Marylebone. The M40 motorway is a short drive at Handy Cross (J4) or Stokenchurch (J5).

Council Tax Band D
EPC - TBC

Ground Floor

Approx. 33.9 sq. metres (364.9 sq. feet)



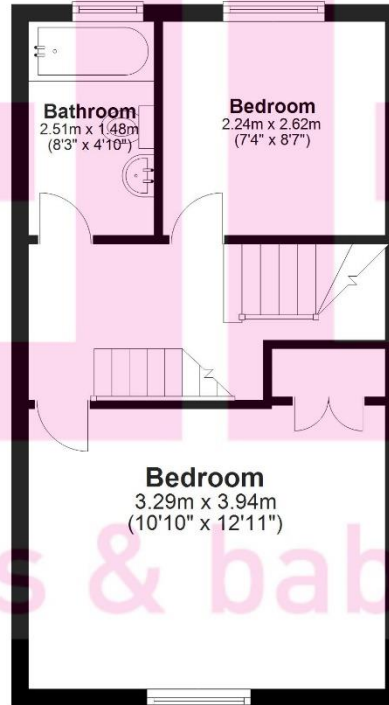
Boot Room
1.65m x 1.07m
(5'5" x 3'6")

Kitchen/Dining Room
4.45m (14'7") max
x 3.91m (12'10")

Living Room
3.33m x 4.20m
(10'11" x 13'9")

First Floor

Approx. 30.8 sq. metres (331.4 sq. feet)



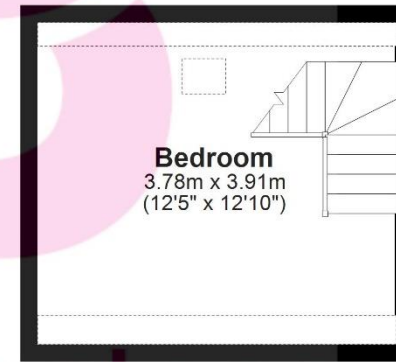
Bathroom
2.51m x 1.48m
(8'3" x 4'10")

Bedroom
2.24m x 2.62m
(7'4" x 8'7")

Bedroom
3.29m x 3.94m
(10'10" x 12'11")

Second Floor

Approx. 14.8 sq. metres (159.3 sq. feet)



Bedroom
3.78m x 3.91m
(12'5" x 12'10")

Total area: approx. 79.5 sq. metres (855.6 sq. feet)

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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