



1 Sportsman Cottages, Speen Road, North Dean, Buckinghamshire, HP14 4NL



*A charming Grade II listed period cottage nestled in this peaceful Chiltern village, with fabulous countryside walks from your doorstep and close to the facilities of neighbouring villages and towns.*

Sitting room | Dining room | Kitchen | Cloakroom | Two bedrooms | Bathroom | Attic room | Driveway parking | Private, detached, rear garden overlooking fields

A truly delightful period cottage which has been sympathetically extended and updated and presented in a 'walk-in' condition. The bright and cozy sitting room has a multi-fuel burner set within a feature fireplace with wooden flooring following through into the dining room which has its own bespoke 'dog den' built under the staircase.

The kitchen is well fitted with an integrated cooker and hob and space for the usual appliances. Light floods into this room via two roof windows, one of which is operated electrically and automatically closes at the first sign of rain. A ground floor cloakroom has also been created within this extension. A stable door opens onto a communal area which provides a right of way behind the neighbouring cottages to the garden beyond.

Upstairs there are two bedrooms and a tastefully refitted modern bathroom with underfloor heating. There is a carpeted attic room with window, accessed currently by a pull down ladder. However, planning permission has been granted to create a staircase up to this room to create a more useable space (Buckinghamshire Council - Wycombe Area Ref No 15/07634/LBC).

Located at the top end of a row of cottages, there is no right of way over this particular property, and with allotments at the rear, the cottage is not overlooked. The owners do, however, have the right of way through the communal area located behind the neighbouring cottage to access the rear garden which is fully private and surrounded by farmland and rolling hills. Being totally enclosed, with a shed and wood store, part of the garden is currently used to keep chickens with ample space left to perhaps cultivate vegetables and generally enjoy country living.

**Price... £420,000** *Freehold*





## LOCATION

North Dean is a small semi-rural hamlet situated between the nearby villages of Speen and Hughenden Valley which both offer a shop for day to day needs, public houses and highly regarded primary schools. The local area is well known for its breathtaking countryside, famed Beech woodland, attractive walks and is the home of Beechdean Dairies and its infamous Ice Cream! The village itself sits between Great Missenden and the market town of Princes Risborough some 5 miles distant providing more extensive shopping facilities. Both towns also offer a main line railway station giving access to London (Marylebone). A more comprehensive range of shopping and leisure outlets can be found in the town of High Wycombe (5½ miles distant). The M40 motorway at junction 4 can be accessed at High Wycombe or junction 5 at Stokenchurch.

## DIRECTIONS

From our office in Naphill, proceed along Main Road towards Walter's Ash. On entering the village, turn right into Clappins Lane. Descend the hill and at the T junction in North Dean turn left and the property can be found after a short distance on the left hand side indicated by a "For Sale" board.

## Additional Information

Council Tax Band D | EPC Exempt

## School Catchment

Speen CofE VA Infant School St John's CofE Junior School Boys' Grammar; The Royal Grammar School, John Hampden Grammar School. Girls' Grammar; Wycombe High School Upper/All Ability; Princes Risborough (We advise checking with the individual school for accuracy and availability)

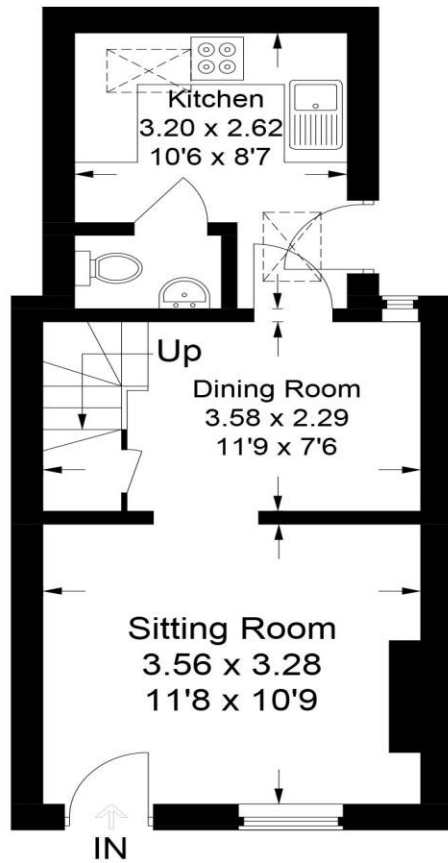
## MORTGAGE

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

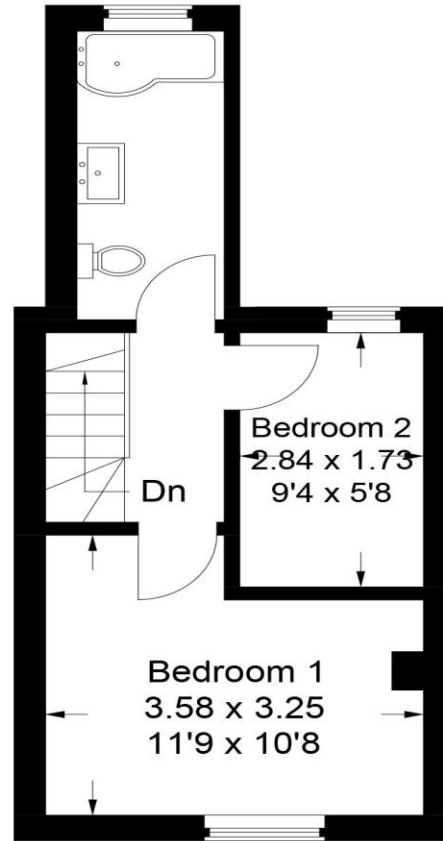
*Whilst we endeavour to make our sales details accurate and reliable they should not be relied upon as statements of representation of fact and do not constitute any part of an offer or contract.*



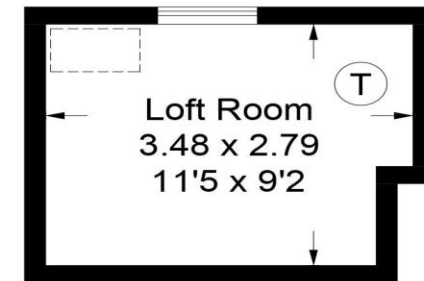
Approximate Gross Internal Area  
Ground Floor = 29.1 sq m / 313 sq ft  
First Floor = 25.1 sq m / 270 sq ft  
Loft Room = 9.4 sq m / 101 sq ft  
Total = 63.6 sq m / 684 sq ft



**Ground Floor**



**First Floor**



**Loft Room**

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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