



2 Willow Cottages, Main Road, Lacey Green, Buckinghamshire, HP27 0QG

A charming brick and flint, 19th Century semi-detached cottage, located in the picturesque village of Lacey Green. The property benefits from two reception rooms including a living room with feature inglenook fireplace. No onward chain.

Front Garden | Living Room | Dining Room | Inner Hallway | Family Bathroom | Kitchen | Two Bedrooms | Garage | Driveway | Rear Garden |

Willow Cottages are a pair of wonderful, brick and flint 19th Century cottages, ideally located in the picturesque village of Lacey Green. Offered to the market with no onward chain the cottage would make an ideal first, or downsize, purchase.

The property can be accessed via the pretty front garden with a wrought iron gate and path leading to the front door. With the garage and driveway to the side of the property, occupier's tend to use the rear access with a storm porch and door to an inner hallway. The family bathroom has been refitted, with a three piece suite and p-shaped bath, along with the kitchen lead off this hallway. The kitchen enjoys a rear aspect overlooking the garden and comprises of a range of floor and wall mounted units, fridge/freezer, washer/dryer and oven with inset gas hob.

In the middle of the house is the generous dining room, which benefits from a tiled quarry floor, with stairs rising to the first floor. To the front is the living room with a wonderful inglenook fireplace with a period beam over brick surround, tiled hearth and bread oven. To the side of the fireplace is a recess and period cupboard.

To the first floor are two good size bedrooms, the principle bedroom enjoying a double front and side aspect with views of farmland. The second bedroom also has views over the valley and garden to the rear, and contains the airing cupboard. Both bedrooms feature latch-key wooden doors enhancing the character and appeal of the cottage.

The garden to the rear is a good size, level, space laid mainly to lawn with mature hedged borders and a secluded allotment and apple tree at the bottom.

A garage is situated to the side of the cottage with driveway parking for two cars in front.

Price... £420,000 Freehold



LOCATION

Lacey Green is a highly desirable and pretty Chiltern village in an Area of Outstanding Natural Beauty, with a highly regarded primary school, historic church, two public houses and a village hall with community store which incorporates a Post Office Monday and Thursday morning and a library service. It's located just south of Princes Risborough which offers a wide range of High Street shopping, leisure facilities and Mainline station into London. The area is renowned for riding and walking being surrounded by open fields and countryside. A very regular bus service links the village to the town of High Wycombe which lies approximately 5 miles away and it is here that the commuter can join the M40 and then the M25 network. Rail links can also be reached from Saunderton (1.5 miles) and, as mentioned, the market town of Princes Risborough (2.5 miles).

DIRECTIONS

From our office in Naphill follow Main Road towards Princes Risborough. Follow this road for approximately six miles passing the Black Horse public house on the left and the property can be found approximately 500 yards on the left

ADDITIONAL INFORMATION

EPC band D

Council Tax band E

SCHOOL CATCHMENT

St John's Church of England School, Lacey Green; The Royal Grammar School; Wycombe High School; John Hampden Grammar School; Wycombe High School; Aylesbury High School; Aylesbury Grammar School; Sir Henry Floyd Grammar School. Upper/All Ability - Princes Risborough School (We advise checking with the individual school for accuracy and availability)

MORTGAGE

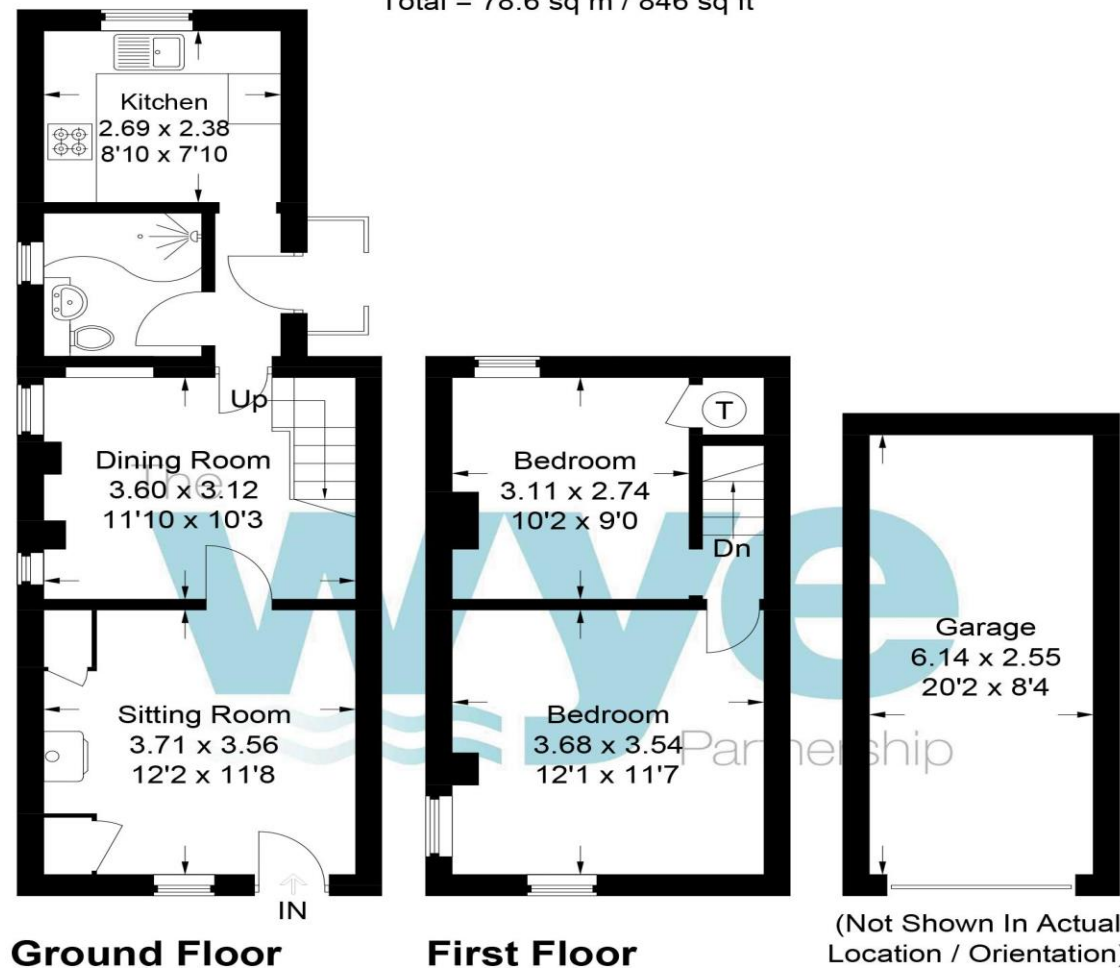
Contact your local Wye Residential office who can introduce you to their Independent Financial Adviser

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2 Willow Cottages

Approximate Gross Internal Area
 Ground Floor = 38.0 sq m / 409 sq ft
 First Floor = 24.6 sq m / 265 sq ft
 Garage = 16.0 sq m / 172 sq ft
 Total = 78.6 sq m / 846 sq ft



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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