



**Halcyon Cottage, Speen, Buckinghamshire, HP27 0RQ**



*An authentic replica, period, brick and flint cottage, built by John Lunnon Country Craftsman, with beams, picture windows, latch panelled doors and inglenook fireplace. Skillfully designed to reflect period charm with the benefit of modern living.*

Storm Porch | Entrance hall | Cloakroom | Sitting room | Dining room | Kitchen | Utility Room | Master bedroom with en-suite | Three further bedrooms | Family Bathroom | Double garage | Driveway | Double glazing | Oil fired central heating |

"Halcyon Cottage" is a truly charming brick and flint cottage. Built by award-winning local builders, John Lunnon Country Craftsman, who created authentic replicas of period cottages with a wealth of character features including, beams, picture windows, latch panelled doors and inglenook fireplace with log burner, bread oven and two leaded picture windows. The Cottage is skilfully designed, yet with the benefits of modern living.

Set in a quiet cul-de-sac of just four cottages, in the idyllic hamlet of Speen, this beautiful home is accessed via a pretty path within the walled front garden and a period storm porch. The welcoming and spacious entrance hall leads to the reception rooms and has a handy cloakroom. The sitting room has a wonderful double aspect to both the front and rear of the property with a feature inglenook fireplace with log burner, bread oven and two leaded picture windows. Adjacent to the kitchen, the dining room has a double front aspect and internal window through to the rear facing Country Kitchen with ceramic tiled flooring. Fitted with a range of shaker style wall and floor mounted units, wooden work tops and integrated double oven. From the kitchen is a utility room fitted with the same shaker style units with space and plumbing for washing machine, washer drier and access to the garden.

Upstairs there are four good size bedrooms, accessed via a bright landing with two rear facing feature windows. The principle bedroom enjoys a front aspect and benefits from built in wardrobes and an en-suite with walk-in shower and two piece period suite. There are two further double bedrooms and bedroom four is currently used as an office, with fitted desk and storage. A rear aspect family bathroom with its original three piece bathroom suite completes the accommodation.

The garden is a particularly wonderful feature of Halcyon Cottage. To the front is a pretty, walled garden with mature planting and secluded seating area. The rear gardens can be accessed from both the back door and from the side of the property, via a delightful floral arch. Laid mainly to lawn, the beautifully landscaped rear gardens are enclosed by mature hedging and planting and have two seating areas, wood store and wooden hedge. The double garage can be accessed from the patio and benefits from a window, utility area with sink and there is a large paved driveway to the front.

**Price... £895,000 Freehold**





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## LOCATION

Speen is considered by many as one of the most popular villages in the area. The village offers Speen Stores for day to day needs, a highly regarded infant school, an historic church and breathtaking countryside, famed Beech woodland, attractive walks plus excellent schooling for all ages. The village itself sits between Great Missenden and the market town of Princes Risborough, some four miles distant. Both offer a main line railway station providing access to London (Marylebone).

## DIRECTIONS

From our office in Naphill, head towards Hughenden and at the bottom of Coombe lane turn left and continue along Valley Road which turns into Speen Road. Continue for approx. 3 miles and Cottage Farm Way can be found on your right shortly after 'Abbotswood'.

## Additional Information

Council Tax Band G

EPC Band D

## School Catchment

Infant catchment school - Speen Church of England VA School, Mixed

Junior catchment school - St John's Church of England School, Lacey Green, Mixed

Secondary Catchment School - Princes Risborough School Secondary (Upper Academy), Mixed The Royal Grammar School, High Wycombe, Boys (Secondary Grammar) Wycombe High School, Girls (Secondary Grammar) John Hampden Grammar School, Secondary, Boys Aylesbury High School, Secondary (Grammar Academy), Girls Aylesbury High School, Secondary (Grammar Academy), Boys Sir Henry Floyd Grammar School, Secondary (Grammar Academy) Mixed

## 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.*

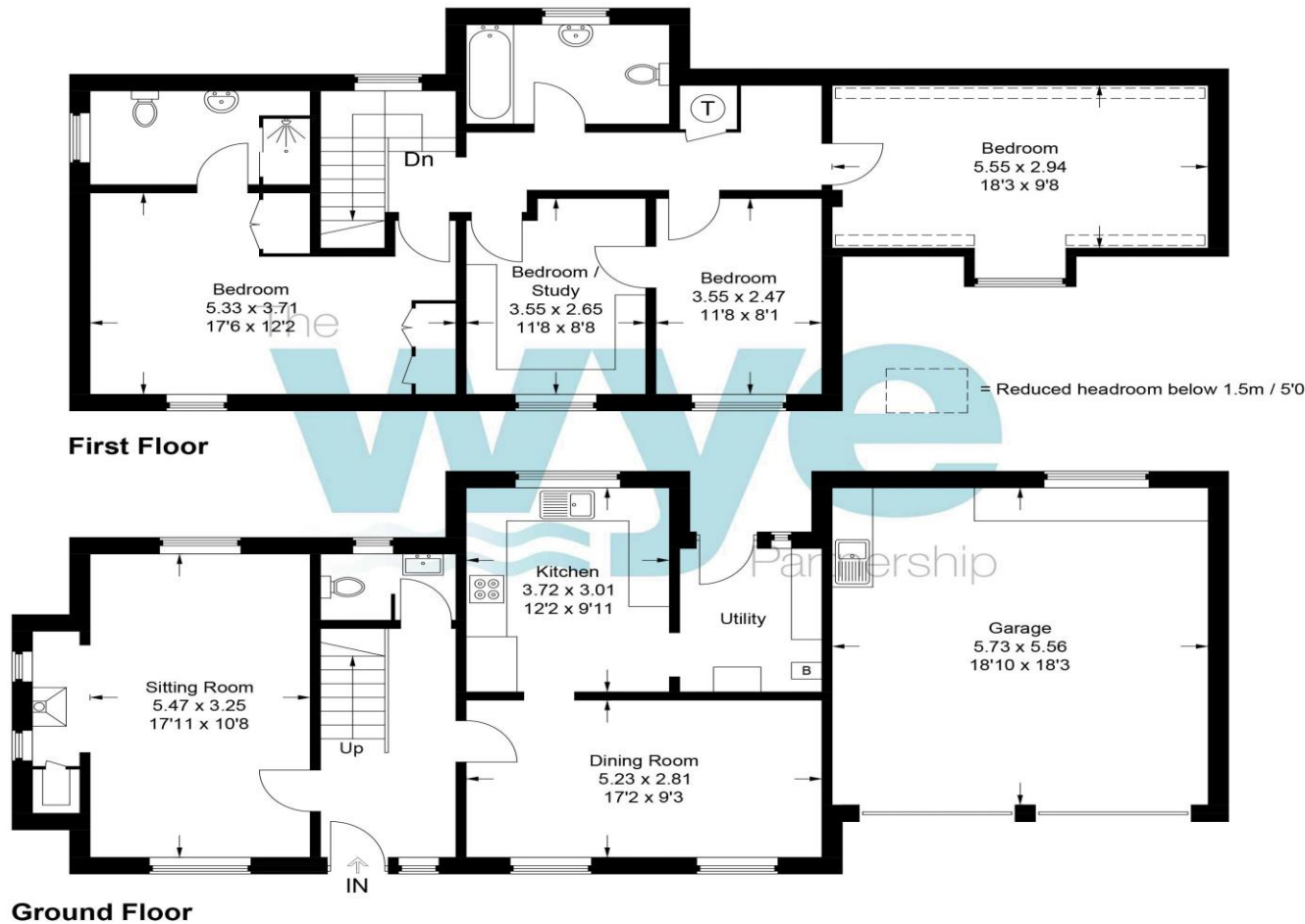
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## 2 Cottage Farm Way

Approximate Gross Internal Area  
Ground Floor = 66.3 sq m / 714 sq ft  
First Floor = 80.8 sq m / 870 sq ft  
Garage = 31.9 sq m / 343 sq ft  
Total = 179.0 sq m / 1,927 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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The **wye** Partnership