



Applegate Cottage, Speen, Buckinghamshire, HP27 0SA

A wonderful, extended three bedroom detached bungalow, located on a quiet country lane in the beautiful hamlet of Speen. With versatile, spacious accommodation including three reception rooms, living room with vaulted ceiling and mezzanine and two bathrooms. The bungalow sits in attractive gardens with access to community playing fields including tennis court and playground.

Storm Porch | Entrance Hall | Inner Hallway | Bedroom Two | Bedroom Three | Family Bathroom | Kitchen/Breakfast Room | Dining Room | Conservatory | Living Room | Mezzanine/Study | Bedroom One | En-Suite Shower Room |

Ideally situated on a quiet Country Lane, in the beautiful hamlet of Speen, is this charming three bedroom detached bungalow. The property has been extended over the years to provide versatile, spacious accommodation including three double bedrooms, a stunning vaulted living room, dining room and unique mezzanine making a perfect study/family room.

Accessed across a gravel driveway providing ample parking, an initial 'beamed' storm porch leads to an inner porch which in turn leads to an inner hallway. Two of the bedrooms are located to the front and enjoy the use of the family bathroom with a three-piece white suite including bath. The property then flows seamlessly through to a beamed dining room with access to a wonderful conservatory. Also to the rear is a country style kitchen with space for a breakfast table and doors out to the cottage garden. From the dining room is the stunning living room with vaulted ceiling, feature brick fireplace with log burner and slate hearth. This room also has direct access to the garden via double patio doors leading onto private, secluded patio, perfect for evening drinks. This room also benefits from a breathtaking mezzanine level, currently utilised as a study, which adds to the sense of space and grandeur. The large principle bedroom, accessed from the living room, provides a tranquil space overlooking the front of the property and a luxurious en-suite shower room with large walk-in-shower.

To the rear of the property is a beautiful cottage garden with secluded patio areas, mature cottage garden planting and areas of lawn. From the end of the garden there is gated access to community playing fields with playground, space for junior football and tennis courts available for residents use. The location is perfect for those seeking a semi-rural way of life, looking to enjoy the stunning Chiltern Countryside, whilst having access to nearby Prestwood, Princes Risborough or the larger town of High Wycombe.

Price... £725,000 Freehold



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 (Marybone).

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 turn right onto Hampden Road at the top of the hill and first left into Studridge Lane where the property can be found a short distance on the left opposite the village hall

ADDITIONAL INFORMATION

EPC EER RATING D
COUNCIL TAX BAND F

SCHOOL CATCHMENT 2025/2026

Infant Schools: Speen Church of England School; St Johns Church of England School, Lacey Green; Primary Schools; Hughenden Primary School, Prestwood Junior School, Naphill and Walters Ash School; Secondary Schools; Princes Risborough School; The Misbourne School; The Royal Grammar Boys School; Holmer Green School; Wycombe High Girls School

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.



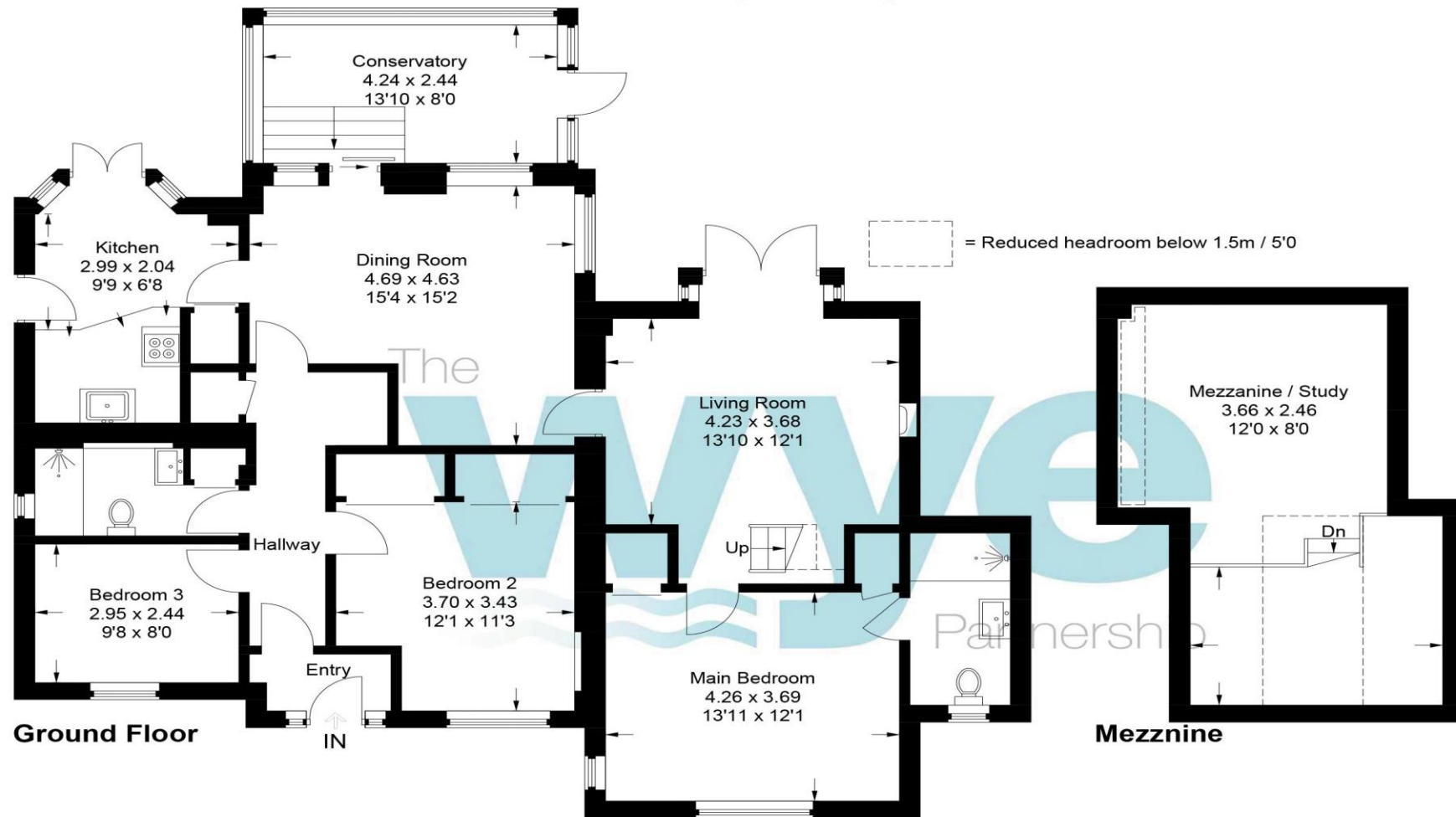
Applegate Cottage, Speen, HP27 0SA

Approximate Gross Internal Area

Ground Floor = 128.5 sq m / 1,383 sq ft

Mezzanine = 26.7 sq m / 287 sq ft

Total = 155.2 sq m / 1,670 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.

© CJ Property Marketing Ltd Produced for Wye Country - Prestwood

120 High Street, Prestwood, Buckinghamshire, HP16 9HD

01494 868 000

prestwood@wyecountry.co.uk

wyeres.co.uk

The **wye** Partnership