



Keegan White
ESTATE AGENTS

1 Dashwood Cottages | £575,000



Features

- Character Property
- Large Plot
- Detached Double Garage
- Oil Fired Heating
- Self-Contained Studio
- No Onward Chain

Although it is in need of significant upgrading, the house has retained many original features from when it was built in the mid 1920's. Having been extended in the past, it provides flexible accommodation, with a self-contained annex, along with a detached double garage. Dashwood Cottages are a pair of semi detached houses that were originally built for workers on the Dashwood Estate. With the alterations over the years, the property now has three front doors, and the ground floor provides the original entrance lobby that may be used in the future as a study, a kitchen, two reception rooms that overlook the rear gardens, a separate utility room,

bathroom, a studio with a kitchenette and bathroom. To the first floor are three bedrooms, one of which has an adjoining WC and handbasin.

Externally, to the front is the gated main entrance (please see below) with parking for several vehicles, and a secondary gate that leads into the front garden with further parking available and a double garage that has, power and lighting, and a pitched roof providing loft storage. The rear garden is vast in proportions, providing a typical lawn to the rear of the house, with vegetable gardens and orchard beyond.



Piddington is a Hamlet neighbouring the historic village of West Wycombe. The area is surrounded by some of the most beautiful countryside that the Chilterns have to offer, and there are a number of local, traditional amenities close by. Piddington is situated between the towns of Stokenchurch and High Wycombe, that both offer a much wider range of facilities. There are a number of well regarded primary schools in other neighbouring villages, with secondary schooling in Princes Risborough and High Wycombe that also has three Grammar Schools. For any road commuting, Junction 5 of the M40 is within a 4 mile drive. For train users, High Wycombe's mainline railway station is about 5 miles away and has fast trains that take less than half an hour

to arrive at London Marylebone.

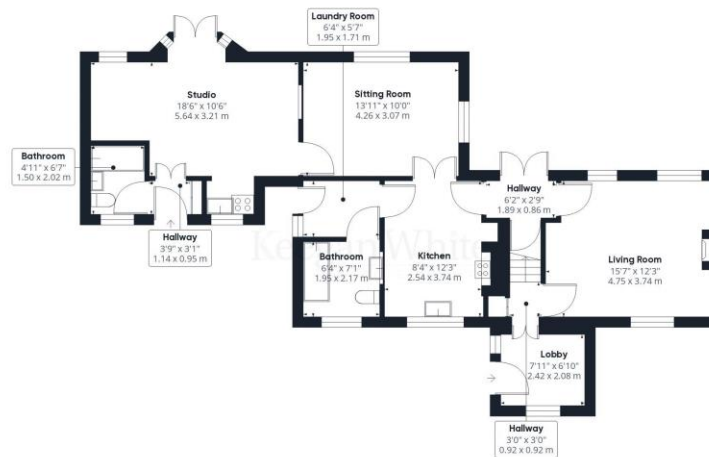
Additional Information some of which to be verified by solicitors:

- The adjoining property has pedestrian access to their gate via the main gate.
- The property is heated by oil fired heating.
- There is a restrictive covenant in favour of the Dashwood Estate that requires approval for external alterations that that will not be unreasonably denied.

Council Tax Band: D

Energy Performance Rating (EPC): E (42)





Ground Floor Building 1



Floor 1 Building 1

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Approximate total area[†]
1227.52 ft²
114.04 m²

(†) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only. Calculations are based on RICS IPMS 3C standard.

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33-35 Crendon Street, High Wycombe, Buckinghamshire HP13 6LJ

Tel: 01494 417007

Email: wyc@keeganwhite.co.uk

keeganwhite.co.uk

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