



Willow Cottage  
Skittle Green, Nr Bledlow, Buckinghamshire  
HP27 9PJ

Guide Price £600,000

**RB** REASTON BROWN



## Charming 1900 Brick Cottage With Character Features, Modern Kitchen, Log Burner, And Lovely Garden. Potential For Extension (STP). Quiet Lane In Stunning Countryside Location Near Princes Risborough

As we enter the beautiful 1900 brick cottage through a stable door, we step into the kitchen with its tiled floor and charming kitchen cupboards. A ceramic Belfast sink is a notable feature in the kitchen, accompanied by wooden tops painted in a lovely grey with metal handles. A white Aga adds to the kitchen's rustic charm. The kitchen also has a stable door that leads out onto the side patio. The flooring in the kitchen is made up of large quarry tiles. The little dining room/hallway has painted white beams and wooden windows that look out onto the front garden, adding to the property's character. Walking into the sitting room, you'll find a log burner, an inglenook fireplace, oak beams, and a window to the front of the property. The property is single glazed throughout. The downstairs bathroom includes an oil boiler, basin, and toilet, with a window and tiled floor. Stairs lead to a large landing, with a ladder to the mezzanine, providing good storage space. The landing features exposed beams and a window overlooking the front of the property. From the landing, you enter the bathroom, which is fitted with a white suite comprising a bath, toilet, and basin, with aspect windows overlooking the fields. There are two bedrooms: a single bedroom with fitted cupboards, and windows to the front, a master bedroom of good size, featuring a chimney stack and windows to the front. The master bedroom, with its character and potential for improvement, could accommodate an extension. The property is not listed, potentially allowing for a side extension or other modifications subject to planning. At the rear of the house, there is plenty of space for bins and two outhouses that can be used as home offices. These outhouses have electricity, wooden floors, and ample room for storage, lawnmowers, garden equipment, etc. The property features private drainage and central heating, ensuring modern comfort. The garden is surrounded by a white picket fence and is located down a very quiet lane, where the only traffic is from residents.

EPC Rating: E

Council Tax Band: F

### Situation

Skittle Green is a charming hamlet nestled between Princes Risborough and Chinnor. Princes Risborough offers a train station with regular services to London Marylebone, taking approximately 31 minutes, and to Birmingham, taking one and a half hours. The area provides easy access to the M40, making it highly sought after. The nearby hamlet of Bledlow features the Lions public house, a cricket ground, and the historic Holy Trinity Church. The area boasts picturesque walks and bridle paths along the Chiltern Hills, perfect for outdoor enthusiasts. Skittle Green is situated northwest of Bledlow and close to the Oxfordshire border, surrounded by stunning countryside.

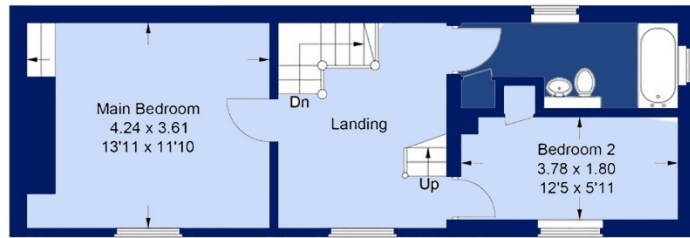
*The property comprises the following with all dimensions being approximate only. Please note that Reaston Brown has not tested appliances or systems and no warranty as to condition or suitability is confirmed or implied. Any prospective purchaser is advised to obtain verification from their Surveyor or Solicitor.*



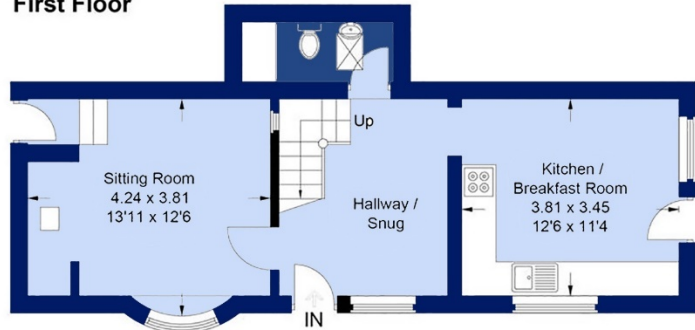




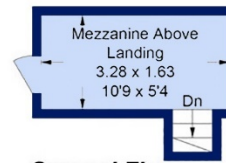




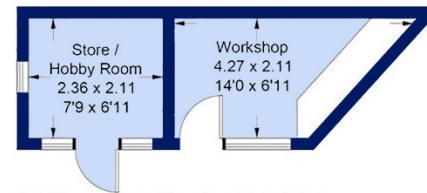
**First Floor**



**Ground Floor**



**Second Floor**



(Not Shown In Actual Location / Orientation)



**Approx. Gross Internal Floor Area 1099 Sq Ft / 102 Sq M (Inc Outbuildings)**

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All measurements of walls, doors, windows and fitting and appliances, including their size and location, are shown as standard sizes and therefore cannot be regarded as a representation by the seller.



*Viewing is Strictly by Appointment through Reaston Brown*

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