

CRENDON **H**OUSE

Est. 1971

**Berghers Hill, Wooburn Green
Guide Price £650,000 Freehold**

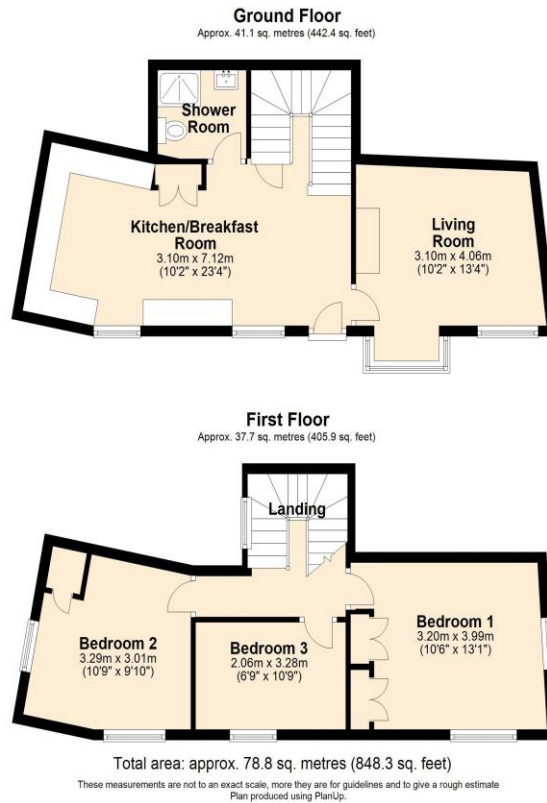


An extremely rare opportunity to purchase a 19th century detached character cottage perfectly nestled in this beautiful and tucked away Buckinghamshire hamlet on the outskirts of Wooburn Green Village. The property is in stunning show home condition throughout which is a credit to the present owner. The cottage boasts many enviable features, some of which include, a 23ft refitted shaker style kitchen/breakfast room with underfloor heating and a feature two-sided wood burning stove with a separate living room over looking the cottage gardens through a large bay window, a refitted downstairs shower room with a walk in shower, natural light and underfloor heating. Additional features include gas central heating, beautifully maintained south facing cottage gardens and off road parking for two cars.

**19th Century Detached
Character Cottage
Stunning Condition**

**Idyllic Hamlet
Landscaped Cottage
Gardens**

Chapel View, Berghers Hill, Wooburn Green, HP10 0JP



Accommodation Comprises:

Ground Floor:

Kitchen/Breakfast Room: 23' 1" x 10' 7" (7.03m x 3.22m)

Living Room: 13' 4" x 12' 7" (4.06m x 3.83m)

Shower Room:

First Floor Landing:

Bedroom 1: 13' 1" x 10' 6" (3.98m x 3.20m)

Bedroom 2: 10' 9" x 10' 9" (3.27m x 3.27m)

Bedroom 3: 10' 9" x 6' 1" (3.27m x 1.85m)

Outside:

Rear Gardens:

Off Road Parking For Two Cars:

EPC rating: E
Council Tax Band : F

Please Note

These particulars, whilst believed to be accurate are set out as a general outline only for guidance only and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this employment has the authority to make or give any representation or warranty in respect of the property.

**TO VIEW THIS PROPERTY:-
PLEASE CONTACT CRENDON HOUSE ESTATE AGENTS ON
01628 527766**