

The Green, Wooburn Green Offers in Excess of £480,000- Freehold



Overlooking the green in the centre of the village is this rarely available charming character cottage with surprisingly spacious accommodation. The property has stunning views over fields and woodland beyond to the rear of the property and further benefits from it's own private cottage garden. There are numerous benefits but in the main it has a wealth of characterful features, gas central heating, its own driveway, 2 reception rooms, a large kitchen/breakfast room and a Master Bedroom measuring in excess of 15' and directly overlooking the green.

Please call early to view this property as we anticipate high demand...

Overlooking The Green
Views over fields
Modern Kitchen & Bathroom

Character Cottage
NO CHAIN
2 Reception Rooms

Chapel Cottage, The Green, Wooburn Green, Buckinghamshire, HP10 **0EF**



Total area: approx. 992.9 sq. feet

These measurements are not to an exact scale, more they are for guidelines and to give a rough estimate
Plan produced using PlanUp.

Accommodation Comprises:

Entrance Porch:

Tiled floor, double glazed window to side, door to

Living Room: 14' 11" x 12' 8" (4.54m x 3.85m)

Double glazed window to front aspect, 2 x radiator, television point, ornate working fireplace with black steel & tile surround and hearth.

Inner hallway:

Stairs rising to first floor, understairs cupboard.

Dining Room/Study: 11' 0" x 9' 0" (3.36m x 2.74m)

Double glazed French doors to garden, radiator, telephone point, coving to ceiling.

Kitchen/Breakfast Room: 18' 8" x 8' 8"

(max.)(5.68m x 2.65m)

Fitted with a range of base and eye level units with roll-top work surfaces incorporating a single sink with drainer and mixer tap. Space for Range Oven, space for fridge/freezer, space and plumbing for washing machine, built in cupboards, double glazed window to rear aspect, stable door to garden. Part tiled walls and tiled floor.

First Floor Landing:

Loft access, built in cupboard, radiator.

Bedroom 1: 15' 1" x 12' 10" (4.59m x 3.91m)

2 x double glazed windows to front aspect, radiator.

Bedroom 2: 11' 0" x 8' 10" (3.36m x 2.7m)

Double glazed window to rear aspect with far reaching views over fields, radiator.

Bathroom: 10' 7" x 7' 10" (3.23m x 2.4m)

Fitted with a 4-piece suite comprising a panel enclosed bath with central mixer tap, pedestal wash hand basin, low level WC and a stand alone corner shower cubicle. Double glazed window to rear aspect, part wood panelled walls and a heated towel rail.

Rear Garden:

A fully enclosed private cottage garden with large patio adjacent to the rear of the house. Mainly laid to lawn with shrub and flower borders. Enclosed with timber fencing.

Driveway:

Off-road parking for 1 vehicle.

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**