



Cornflower Cottage, Biggs Lane, Dinton - HP17 8UH

Guide Price £550,000

 **TIM RUSS**
& Company



Cornflower Cottage, Biggs Lane

Dinton, BUCKINGHAMSHIRE

- WHAT A SUPER OPPORTUNITY TO CREATE SOMETHING REALLY SPECIAL
- STUNNING GROUNDS OF JUST OVER A THIRD OF AN ACRE. WITH COUNTRYSIDE VIEWS BEYOND
- SITTING ROOM WITH FIREPLACE
- KITCHEN/DINING SPACE CURRENTLY WITH AGA
- TO THE FIRST FLOOR ARE TWO BEDROOMS
- OFF ROAD PARKING FOR SEVERAL MOTOR VEHICLES



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Step inside this exciting opportunity to create your dream home, set within a peaceful location and enjoying far-reaching views across open countryside. The sitting room, complete with a fireplace, provides a cosy space to relax, while the adjoining kitchen and dining area—currently featuring an Aga—offers excellent potential for sociable family living and entertaining.

A ground floor space with adjoining amenities adds valuable flexibility, ideal for guests or those seeking single-level living. Upstairs, two bedrooms provide comfortable accommodation, each offering scope for modernisation and personalisation.

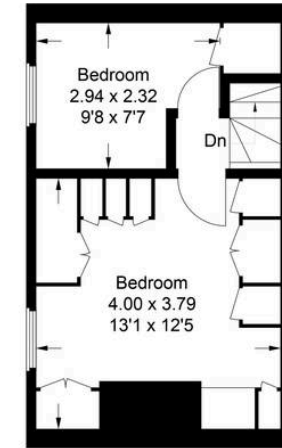
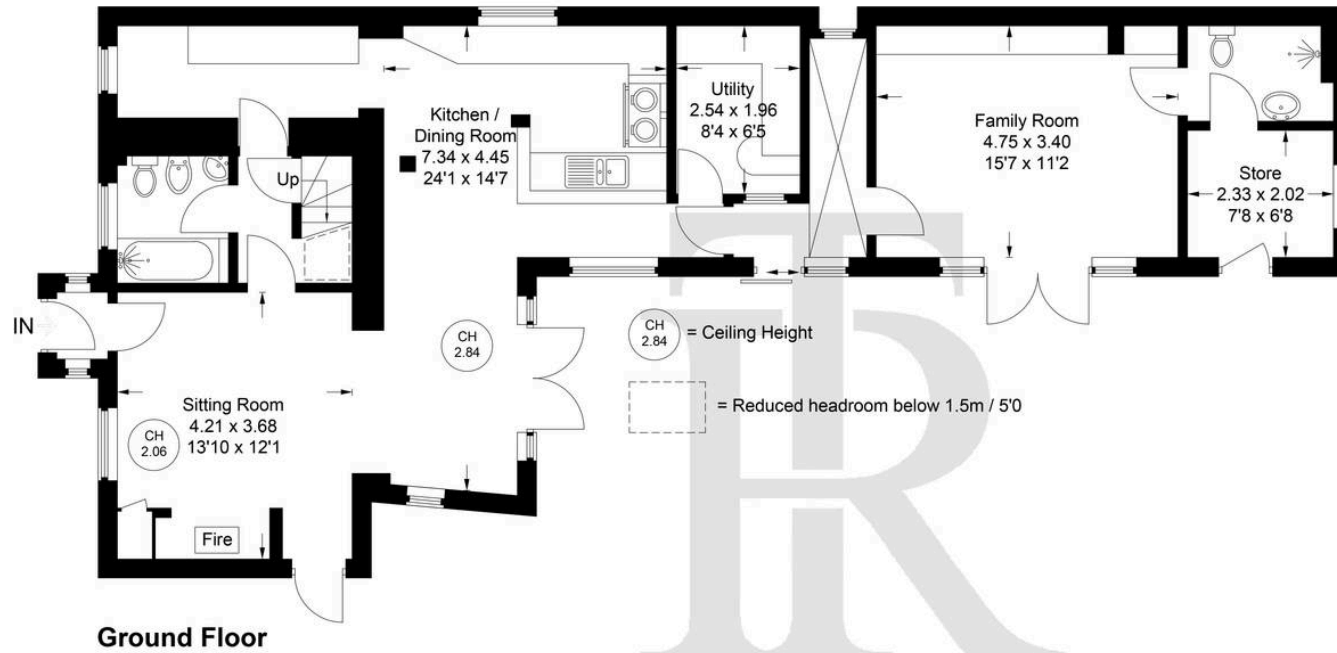
Outside, the property benefits from generous outdoor space, offering wonderful potential to create a beautiful garden tailored to your lifestyle. Whether you envision landscaped lawns, entertaining areas, or a productive kitchen garden, the setting provides an ideal backdrop. In addition, there is off-road parking for several vehicles, ensuring convenience for both residents and visitors.

With its generous proportions, idyllic surroundings, and clear scope for enhancement, this property presents a rare opportunity to create a characterful home designed entirely to your own taste. Ideal as a peaceful retreat, family residence, or rewarding project, it is ready to be transformed into something truly special.

Council Tax band: TBD

Tenure: Freehold





Cornflower Cottage, 1-2 Biggs Lane, HP17 8UH

Approximate Gross Internal Area
 Ground Floor = 93.3 sq m / 1004 sq ft
 First Floor = 24.6 sq m / 265 sq ft
 Store = 4.7 sq m / 50 sq ft
 Total = 122.6 sq m / 1319 sq ft

Floor Plan produced for Tim Russ & Company by Media Arcade Ltd ©.

Illustration for identification purposes only. Window and door openings are approximate. Whilst every attempt is made to assure accuracy in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



Tim Russ and Company

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Checks are carried out by our partners at Lifetime Legal for a non-refundable £65 (incl. VAT) fee, paid directly to them.

For more information please visit our website.



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