



Roundlands
Lacey Green



bonners & babingtons

Roundlands Lacey Green Buckinghamshire HP27 0QL

OIEO £725,000

A beautifully presented four-bedroom detached family home, set on a generous plot in the highly desirable village of Lacey Green. Offering spacious accommodation, modern interiors, and stunning countryside views, this property perfectly balances village charm with contemporary living. As you step inside this home, you are greeted by a pleasant sense of welcoming and warmth.

The property opens into a large entrance hallway flooded with natural light, leading to a spacious sitting room with a working log burner, dining room, and a cosy reading room/additional reception room. The trendy, well-equipped kitchen is complemented by a useful utility/boot room and a downstairs WC.

Upstairs, there are four large double bedrooms, including a principal bedroom with en-suite shower room, plus a modern family bathroom. The rear bedrooms have a fantastic view over the garden.

To the rear, the property enjoys a beautifully landscaped garden with patio area, pergola seating space, greenhouse, and shed - all overlooking open livery fields with grazing ponies, offering a peaceful countryside outlook. The front of the home provides a garage, carport, log store, and a driveway with parking for multiple vehicles.

Other notable features include: Mains gas central heating, double glazing, newly installed roof (2024)





Lacey Green

Lacey Green, Buckinghamshire is a charming hilltop village located in the Chiltern Hills, just south of Princes Risborough in South East England.

The village has a rich rural character, featuring a mix of traditional brick and flint cottages, modern homes, and working farms.

It's surrounded by open fields and beech woodlands, making it popular with walkers, cyclists, and nature lovers. The nearby Ridgeway National Trail, one of Britain's oldest pathways passes close to the village, offering excellent walking routes.

Lacey Green also has a strong sense of community, centred around its village hall, primary school (St John's CE Primary), and local cuisine.

This property is well-positioned and is within easy access to the town of High Wycombe and Aylesbury. both a good choice for Grammar Schools.

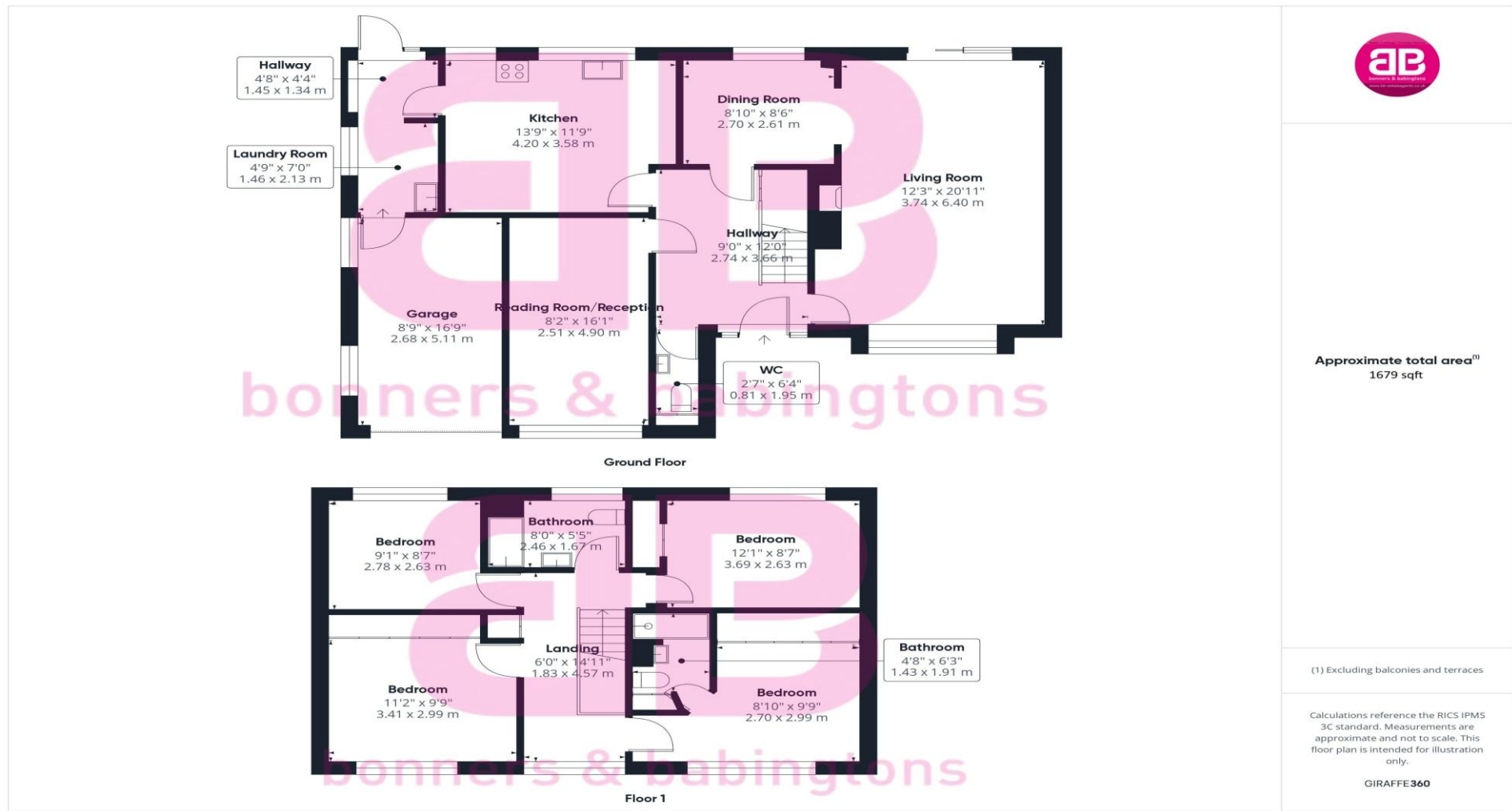
Princes Risborough Main Line Train Station is a (6 minutue drive via car) and provides access into London Marylebone (44 minutes approx)



Tenure: Freehold

Council Tax Band: E

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(92-101)	A		
(81-91)	B		
(71-80)	C		
(61-70)	D		
(51-60)	E		
(41-50)	F		
(31-40)	G		
Not energy efficient - higher running costs			
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	A		
(21-35)	A		
(11-20)	B		
(1-10)	C		
(1-10)	D		
(1-10)	E		
(1-10)	F		
(1-10)	G		
Not environmentally friendly - higher CO ₂ emissions			



Disclaimer

We endeavour to make our particulars accurate and reliable. They are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate and photographs provided for guidance only. No undertaking is given as to the structural condition of the property, or any necessary consents, or the operating ability or efficiency of any service, system or appliance. Prospective purchasers must satisfy themselves with regard to each of these points. If there is any particular aspect of the property about which you would like further information, please contact us, especially, before you travel to the property. B2170

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