





Guide Price
£650,000

Situated at the foot of The Chiltern Hills this beautifully presented three bedroom cottage stands on an exceptionally large plot within one of the most sought after village locations which offers easy access to all local amenities and nearby train station. The property has been tastefully modernised to now combine all modern amenities with the charm and character of a by gone era and benefits include a wonderful beamed sitting room with fireplace, fitted country style kitchen/dining room, first floor bathroom, garage and driveway parking and the added benefit of no onward chain.

Property Description

ENTRANCE

Half glazed door to:

SITTING ROOM

A wonderful beamed room with window to front aspect. Brick built fireplace with wood burning stove, two radiators, stairs to first floor, door to kitchen/dining room.

KITCHEN/DINING ROOM

Fitted with a range of both floor and wall mounted units with wooden work surfaces over. Stainless steel single drainer sink unit with mixer tap, space for freestanding cooker with extractor fan over, plumbing for washing machine, integrated dishwasher, space for freestanding fridge freezer, tiled floor, radiator, window and stable door to rear aspect, built in cupboard housing gas boiler.

LANDING

Doors to bedrooms and bathroom.

BEDROOM ONE

Double glazed window to rear aspect. Radiator.

BEDROOM TWO

Window to front aspect. Radiator, built in wardrobes, feature fireplace.

BEDROOM THREE

window to front, radiator.

BATHROOM

Comprising panelled bath with mixer tap and shower attachment, wash hand basin with storage below, low level w.c, heated towel rail, access to loft space. Window to rear aspect and part tiled walls

OUTSIDE

FRONT GARDEN

A large garden which is mainly laid to lawn offering potential to create further parking if required.

REAR GARDEN

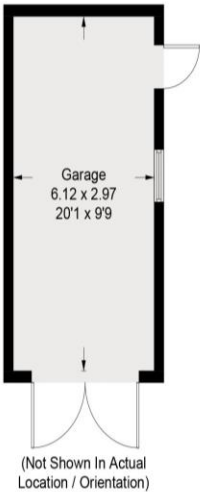
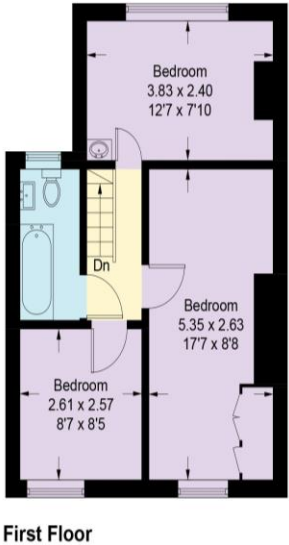
A lovely southerly facing garden which is mainly laid to lawn with paved patio area, all enclosed by fencing, outside cold water tap and sink, outside lighting, outside electrical point, flower and shrub bushes, personal door to garage and gated rear access to parking area.

GARAGE & PARKING

A timber garage with personal door to garden, shingled parking area.



Lavender Cottage



Approximate Total Area
865 sq ft / 80.4 sq m
Garage = 194 sq ft / 18.0 sq m
Total = 1059 sq ft / 98.4 sq m

This plan is for layout guidance only.
Not drawn to scale unless stated.
Windows and door openings are approximate.
Whilst every care is taken in the preparation of this plan,
please check all dimensions,
shapes and compass bearings before
making any decisions reliant upon them. (ID1324037)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

MONEY LAUNDERING REGULATIONS 2017 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE CONSUMER PROTECTION REGULATIONS 2008 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents