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**SIMMONS & SONS**



**Queen Street, Piddington**

Extended Semi-Detached Home with Picturesque Views to the Countryside

**Offers In Region Of £579,999**

Freehold



## 13 Queen Street, Piddington, HP14 3BW

- Sitting room with bay window to the front
- Dining room with doors into the conservatory
- Conservatory with views to all aspects
- Spacious kitchen/breakfast room
- Useful downstairs cloakroom
- Three bedrooms; two of which have wall to wall fitted wardrobes
- Modern fitted bathroom
- The rear garden has been landscaped over time and created many different usable areas for entertaining, relaxing or storage.
- Located in the picturesque village of Piddington with fabulous views to the countryside



A beautifully extended three-bedroom semi-detached family home situated on Queen Street in the picturesque village of Piddington. Offering approximately 1,321 sq. ft. of well-appointed living space, this freehold property combines comfortable living with stunning countryside views. The accommodation comprises a welcoming sitting room featuring a charming bay window to the front, a dining room with doors leading into a conservatory that enjoys panoramic views to all aspects, and a spacious kitchen/breakfast room thoughtfully created by converting the garage into additional living space. A useful downstairs cloakroom adds to the practicality of the layout. Upstairs, there are three bedrooms, two of which benefit from wall-to-wall fitted wardrobes, providing ample storage. The modern fitted bathroom completes the first-floor accommodation. The rear garden has been meticulously landscaped over time, offering a variety of distinct areas ideal for entertaining, relaxing, or storage, complemented by several sheds, greenhouses, and outbuildings. This outdoor space perfectly enhances the property's appeal, providing a tranquil retreat with uninterrupted views of the surrounding countryside. Located in the sought-after village of Piddington, this delightful home presents an excellent opportunity for families seeking a combination of character, space, and scenic surroundings.





## Exterior

To the front of the property, a resin-bound driveway providing off-road parking for multiple vehicles, enclosed entrance porch and side access to the rear garden. To the rear of the property, a beautifully landscaped and highly sociable rear garden featuring a spacious covered terrace, sheltered dining area, level lawn and an impressive pergola-covered entertaining space. Well-stocked borders, mature hedging and attractive planting create a colourful setting, while elevated views over the surrounding countryside provide a wonderful backdrop. Designed for year-round enjoyment, the garden offers multiple areas for relaxation, dining and entertaining.

## Situation

The Hamlet of Piddington is a short drive away from West Wycombe Village, the M40 and Saunderton Station. High Wycombe and Princes Risborough are easily accessible, as is the ever popular town of Marlow. Education is very well catered for with catchment for many favoured schools\*.



## Services

Heating: Oil

Water: Mains Supply

Sewerage: Mains Supply

Broadband: Ask Agent

**Approximate Gross Internal Area 1321 sq ft - 123 sq m**

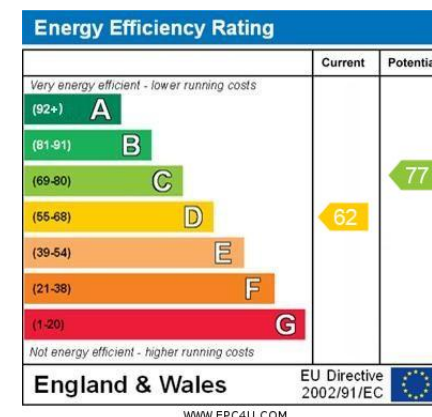
Ground Floor Area 819 sq ft – 76 sq m

First Floor Area 502 sq ft – 47 sq m

Local Authority - Buckinghamshire Council

Council Tax Band - **D**

Energy Performance Rating - **D62**



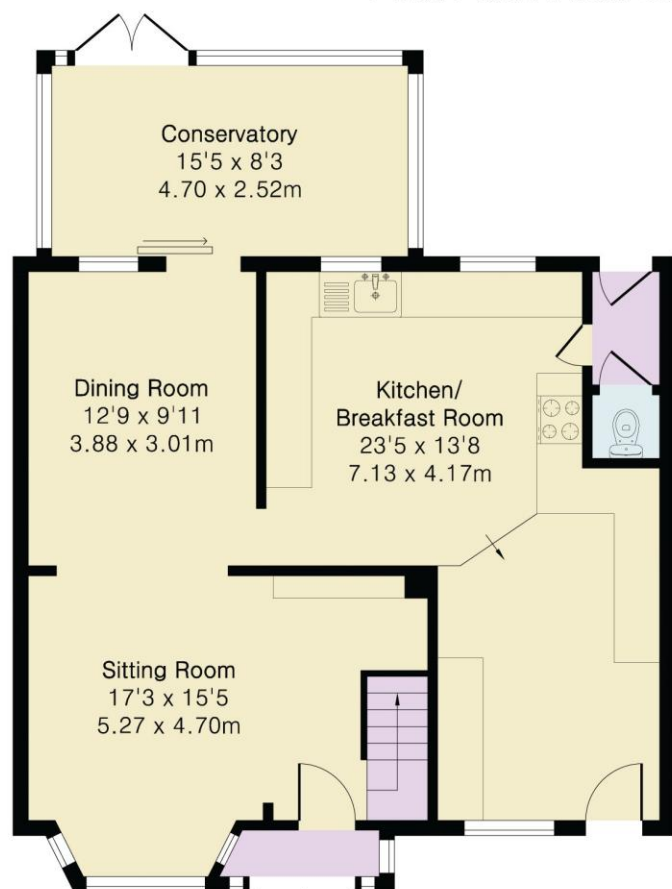
**VIEWINGS** - Strictly by appointment only  
with Simmons & Sons - Marlow Sales

T: 01628 484353

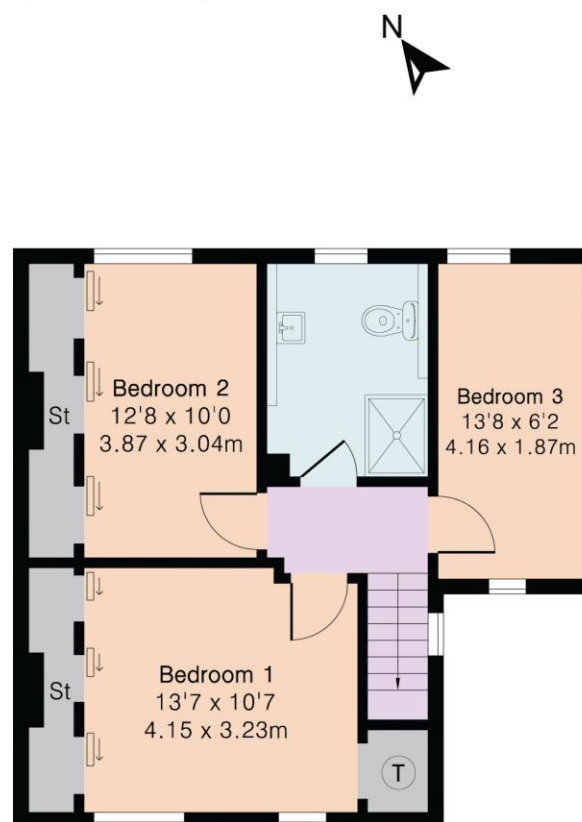
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Ground Floor



First Floor

Sales

Lettings & Management

Commercial

Development

Rural

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