



Blackthorne Lane

BALLINGER • GUIDE PRICE £525,000

A beautifully refurbished two-bedroom cottage in the heart of Ballinger, with direct access to the village cricket ground and convenient London connections from Great Missenden Station.

- Extensively refurbished
- Idyllic village location with easy access to London via Great Missenden Station
- Large garden with direct access onto the cricket field
- Additional outbuilding/home office

DESCRIPTION

Tucked away in the charming village of Ballinger, this beautifully refurbished two-bedroom cottage blends character, contemporary comfort and an enviable village setting — with direct access onto the cricket ground and a wonderfully generous garden.

The property has undergone a comprehensive refurbishment with impressive attention to detail throughout. On the ground floor, the ceiling heights have been increased to create a noticeably brighter, more spacious feel, complemented by a stylish new dining kitchen and separate formal reception room. Upstairs, there are two generous double bedrooms with plenty of storage and an abundance of natural light with a re-fitted family bathroom.

Outside is where this cottage really sets itself apart. The large garden provides plenty of space for entertaining with a pergola and outbuilding with power – ideal as a home office or guest room. The direct access to the adjoining cricket ground gives the property a wonderfully open and quintessentially English outlook. The front of the house offers some additional outbuildings for storage and a separate utility room - keeping practical everyday living neatly separate from the main house.

Ballinger is perfectly positioned with easy access to London via Great Missenden Station or connecting to the Metropolitan Line from Amersham or Chesham station.









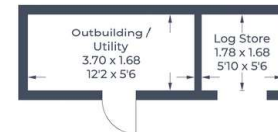
Approximate Gross Internal Area = 68.0 sq m / 732 sq ft
(Including Outbuilding)



Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)

Illustration for identification purposes only,
measurements are approximate, not to scale.
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Robbie Gittins
Partner
0203 879 0723
robbie.gittins@hardinggreen.com

Important Notice. We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



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