



Vine Cottage, Main Road, Lacey Green

In Excess of £765,000

 **TIM RUSS**
& Company



Vine Cottage is an extended, 18th century, four bedroom semi detached brick and flint cottage, set on a 0.3 acre plot in the picturesque heart of the sought after village of Lacey Green. Dating back to the 1700s, the property is steeped in character, with painted elevations and a charming, traditional ambience. The cottage has been meticulously maintained and sympathetically improved by the current owners, including the replacement of most windows and all external doors to enhance energy efficiency, alongside considered internal updates for practical modern living. Original period features remain throughout, including exposed beams, latched internal doors and architraves, working fireplaces notably a striking double sided log burner shared between the dining room and entrance hall and a mixture of rich hardwood, flagstone and carpeted flooring. A two-storey side extension was added in 2004, blending seamlessly with the original cottage, while a detached oak-framed double car barn with power and external lighting was constructed in 2011, complete with a connected store to the rear. In 2020, a charming brick and timber orangery was added at the rear, featuring a vaulted ceiling, fitted seating, hardwood flooring with underfloor heating, and delightful views over the private garden. Set back from the road behind mature hedging and trees, the property offers gated off street parking for up to five vehicles. The front garden is mainly laid to lawn with fruit trees, and side access leads to a secluded, fully paved rear garden, offering a high degree of privacy and a sheltered environment.



The village of Lacey Green is located in The Chilterns Area of Outstanding Natural Beauty and has a network of rural footpaths, a pub, a village store, a village hall, a Church of England primary school and a nursery. Local private schools include Griffin House, The Gateway, Godstowe Preparatory School, and Pipers Corner School. There is also a bus service to Aylesbury and High Wycombe via Princes Risborough.

Council Tax band: F

Tenure: Freehold

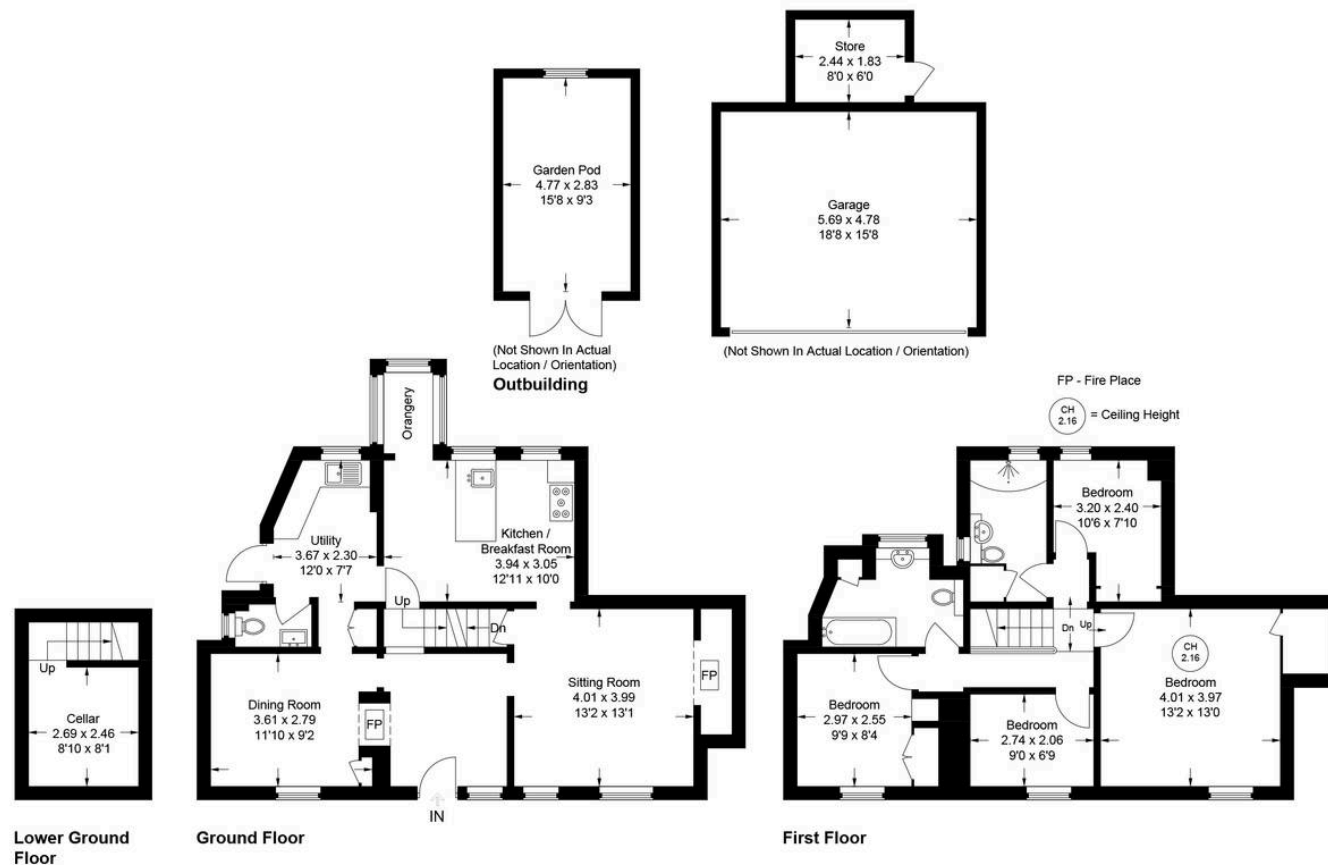
EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

- Historic 18th-Century Brick & Flint Cottage
- Sympathetically Extended Living Space
- Character Features Throughout
- Modern Enhancements with Period Sensitivity
- Detached Oak-Framed Double Garage
- Generous 0.3-Acre Plot with Privacy
- Sought-After Village Location







Vine Cottage, Main Road, HP27 0QT

Approximate Gross Internal Area

Lower Ground Floor = 8.9 sq m / 96 sq ft

Ground Floor = 68.4 sq m / 736 sq ft

First Floor = 60.7 sq m / 653 sq ft

Outbuildings = 45.4 sq m / 489 sq ft

(Including Garage)

Total = 183.4 sq m / 1974 sq ft

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

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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