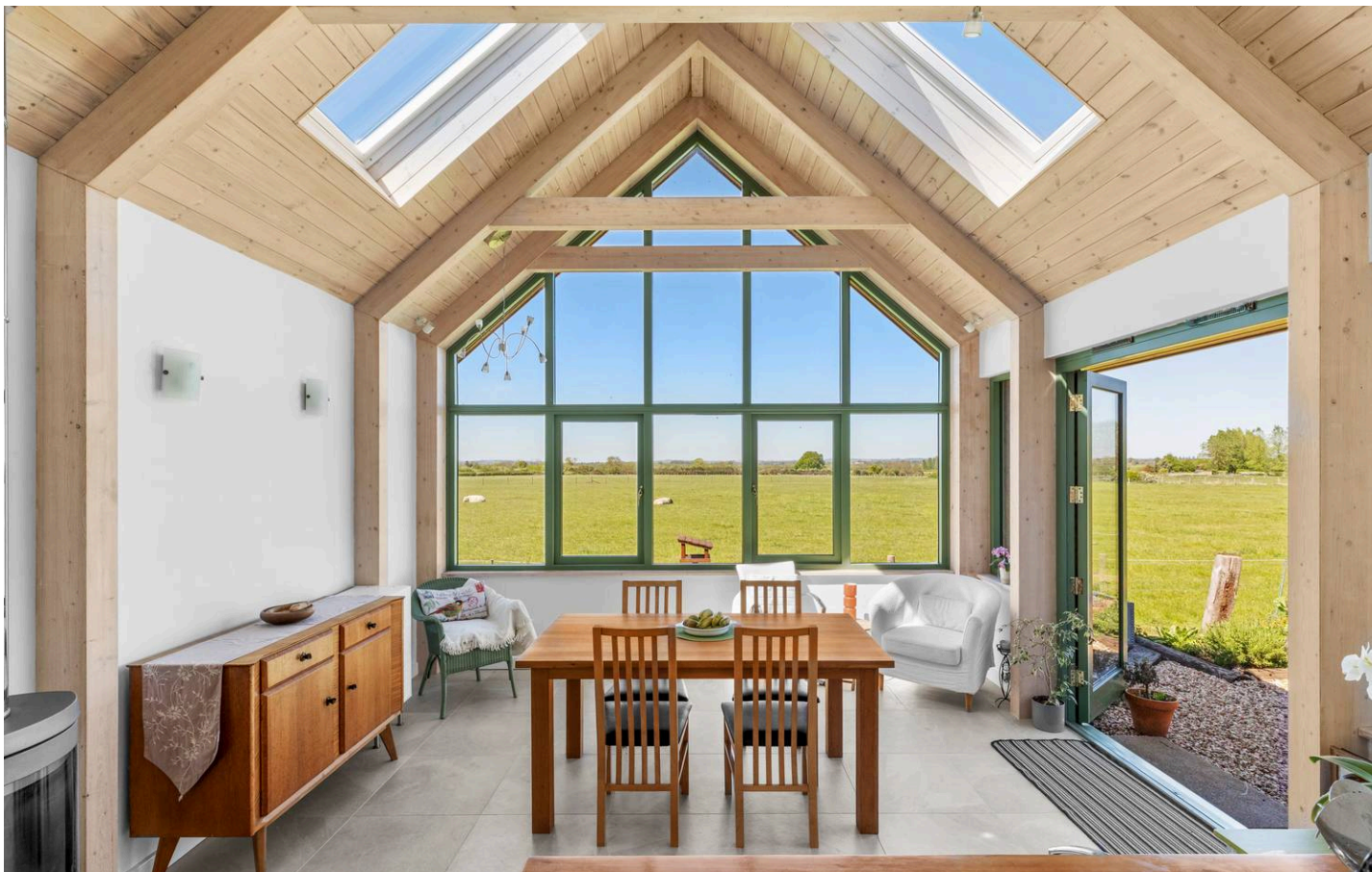




Little Orchard Skittle Green, Bledlow - HP27 9PJ

Guide Price £940,000

 **TIM RUSS**
& Company



- Extended detached bungalow set on approximately 0.28 acres
- Peaceful rural location at the foot of the Chiltern Hills (AONB)
- Stunning far-reaching countryside views
- Impressive open-plan kitchen/dining space with vaulted cedar ceiling
- Full-height glazed gable flooding the space with natural light
- Principal bedroom with en-suite and triple aspect
- Versatile accommodation with multiple bedrooms and flexible layout
- Planning permission in place for loft conversion (potential for 2 extra bedrooms & bathroom)
- Wrap-around landscaped gardens with private, tranquil setting
- Generous driveway parking plus garage
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The village of Bledlow lies approximately 2.5 miles from Princes Risborough and enjoys a strong sense of community with amenities including a historic parish church, the well-regarded The Lions of Bledlow public house, an active village activities group and a cricket club. For outdoor enthusiasts, there is direct access to The Ridgeway National Trail, providing extensive opportunities for walking and cycling. A regular bus service operates from Bledlow Village Hall to Princes Risborough Station, offering convenient rail connections for commuters.



This versatile bungalow has been significantly extended to create bright and flexible living accommodation, centred around a superb open-plan kitchen and dining space. The extension features a vaulted cedar ceiling and a striking full-height glazed gable, perfectly framing uninterrupted views across open countryside. The kitchen is fitted with integrated oven and induction hob with spaces for further appliances, complemented by a Hwam log-burning stove and porcelain tiled flooring.

Planning consent remains in place to convert the loft, offering the potential to create two additional bedrooms and a bathroom, further enhancing the already generous accommodation. The layout includes an entrance hall, four bedrooms and a contemporary family shower room, refitted in 2024. The principal bedroom enjoys a triple aspect with fitted shutters to two elevations and benefits from an en-suite shower room.

The sitting room is dual aspect with a working fireplace and stripped wood flooring, providing a comfortable and characterful reception space. A boarded loft space, accessed via ladder and fitted with light, offers useful additional storage.

The property is approached via a generous driveway providing ample parking in front of a single garage. The wrap-around gardens are predominantly laid to lawn and beautifully interspersed with wildflower areas, mature stocked borders, hedging, brick walling and post-and-wire fencing. The setting enjoys uninterrupted views across adjoining fields and open countryside, providing a high degree of privacy and a strong rural feel. There are several well-positioned sunny seating and dining areas to both the front and rear, ideal for outdoor living and entertaining in a tranquil environment.

EPC RATING D

COUNCIL TAX BAND F





Little Orchard, Skittle Green, HP27 9PJ

Approximate Gross Internal Area = 168.8 sq m / 1817 sq ft

Loft = 20.4 sq m / 219 sq ft

Garage = 13.5 sq m / 145 sq ft

Total = 202.7 sq m / 2181 sq ft

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

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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