



Applegate Cottage Studridge Lane

Speen, Princes Risborough

- Three double bedrooms, detached bungalow
- Living room with vaulted ceiling and mezzanine
- Country kitchen/breakfast room with large separate dining room
- Attractive cottage gardens and access to community playing fields

Speen is considered by many as one of the most popular villages in the area. The village offers Speen Stores for day to day needs, a highly regarded infant school, an historic church and breathtaking countryside, famed Beech woodland, attractive walks plus excellent schooling for all ages. The village itself sits between Great Missenden and the market town of Princes Risborough, some four miles distant. Both offer a main line railway station providing access to London (Marylebone).

*****Infant Schools: Speen Church of England School; St Johns Church of England School, Lacey Green; Primary Schools; Hughenden Primary School, Prestwood Junior School, Naphill and Walters Ash School; Secondary Schools; Princes Risborough School; The Misbourne School; The Royal Grammar Boys School; Holmer Green School; Wycombe High Girls School

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:



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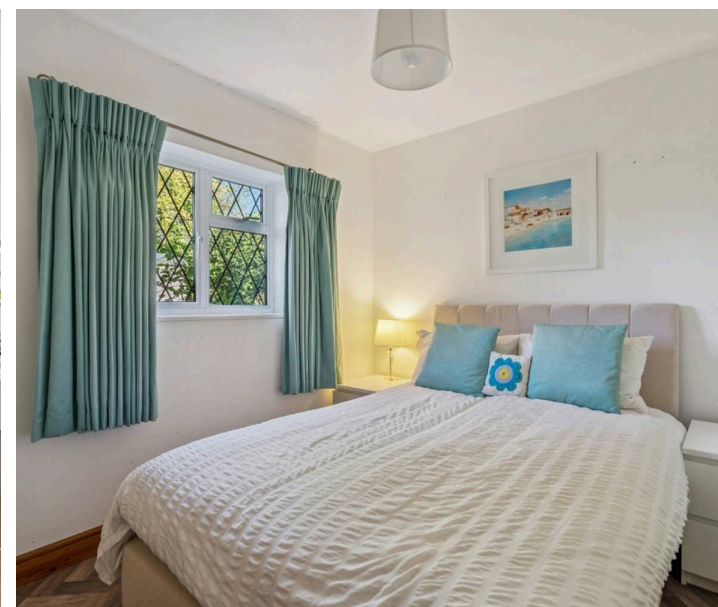
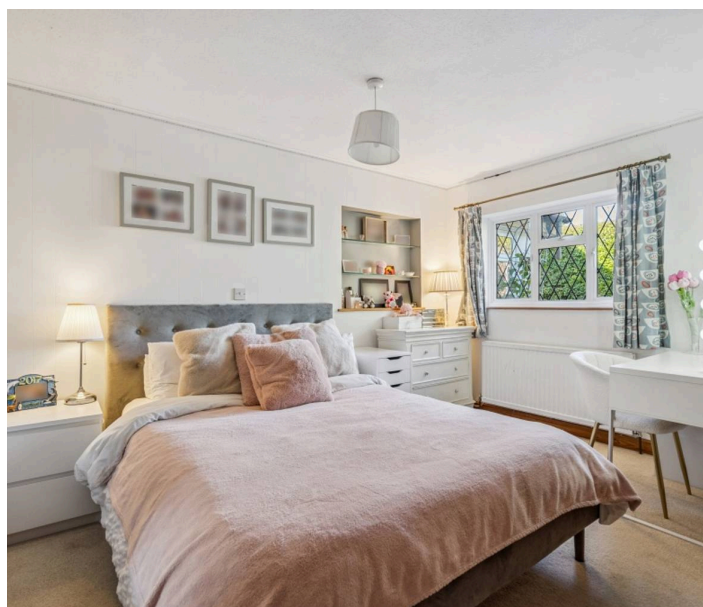
A three bedroom detached bungalow, with three reception rooms including a living room with vaulted ceiling and mezzanine and two bathrooms.

Located on a quiet country lane in the hamlet of Speen, this extended three-bedroom detached bungalow provides spacious and flexible living space.

The property includes three double bedrooms, with the main bedroom having an en-suite shower room, a family bathroom, country-style kitchen/breakfast room, dining room, conservatory, and a vaulted living room with a log burner and mezzanine study area.

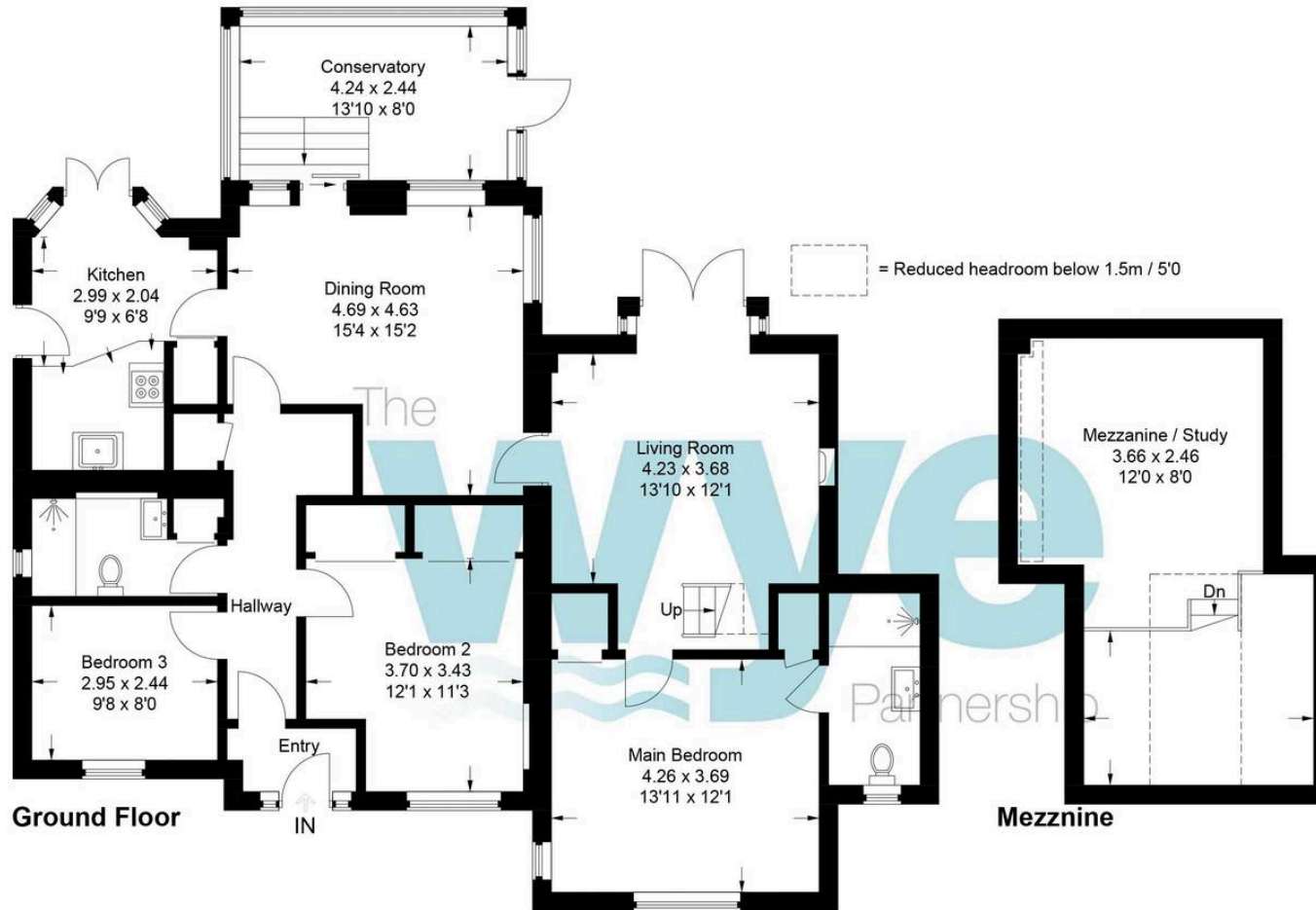
Outside, there is a gravel driveway with parking for several vehicles. The rear garden has lawn, mature planting and private patio areas. A gate at the end of the garden provides direct access to community playing fields, a playground and tennis courts.

Speen is surrounded by Chiltern countryside and is within easy reach of Prestwood, Princes Risborough and High Wycombe.



Applegate Cottage, Speen, HP27 0SA

Approximate Gross Internal Area
Ground Floor = 128.5 sq m / 1,383 sq ft
Mezzanine = 26.7 sq m / 287 sq ft
Total = 155.2 sq m / 1,670 sq ft



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.

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