



44 Church Lane, West Wycombe, High Wycombe, Buckinghamshire, HP14 3AH

Asking Price | £575,000

Property Features

- Charming Country Cottage
- Grade II Listed
- 3 Bedrooms
- 3 Bathrooms Each with Freestanding Bath
- Cosy Lounge with Exposed Beams
- Located in the Historic Village of West Wycombe
- Traditional Features
- Private Cottage Garden
- Parking to the Front
- EPC F / Council Tax Band E

Full Description

Nestled just off the High Street in the idyllic National Trust village of West Wycombe, Buckinghamshire, this Grade II listed cottage exudes charm and character at every turn. As you approach the property, its quaint exterior hints at the warmth and character that lie within.

Stepping through the traditional wooden door, you are greeted by a welcoming atmosphere that suggests historical tales from the past. Exposed wooden beams adorn the ceilings, and traditional wooden doors complemented by traditional ironmongery latches and handles add to the rustic charm. The tiled floor, with its timeless appeal, invites you to journey deeper into the heart of the home, where warmth and character await. Adding to the appeal of this delightful cottage is a large feature fireplace with a wood burner. There are wooden French doors that lead to the patio and garden beyond.

Adjacent to the lounge lies the country kitchen, a charming space with wooden cabinetry providing ample storage and worktops large enough for a dining area offering a cosy setting for enjoying home-cooked meals. There are also wooden doors opening onto a patio area with steps leading up to the garden.

Ascending the character wooden staircase, reminiscent of a bygone era you'll discover a spacious family bathroom, adorned with traditional fixtures and fittings. A freestanding bath invites you to unwind and soak away the stresses of the day, creating a serene oasis within the home. Further up the characterful staircase you will find the principal bedroom, a tranquil haven boasting an en suite bathroom with freestanding bath. Two additional bedrooms offer comfortable accommodation for family or guests, while a third bathroom provides convenience and privacy for all occupants.

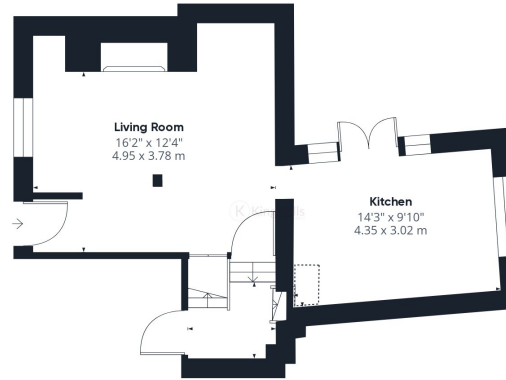
At the rear of the property, a secluded country cottage garden awaits, partially enclosed by a traditional brick wall. Blossoming trees and vibrant herbaceous plants dot the landscape, adding a splash of colour and fragrance to the surroundings. Along the trellis fencing, climbing plants weave their way upwards, creating a natural barrier that enhances the sense of privacy and seclusion. Additionally, two outbuildings stand nearby, offering practical storage solutions for outdoor essentials and garden tools, ensuring that every inch of space is utilised to its fullest potential. There is parking to the front of the property.



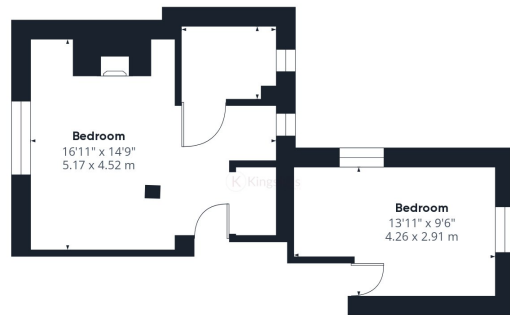




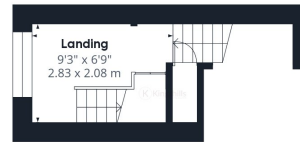




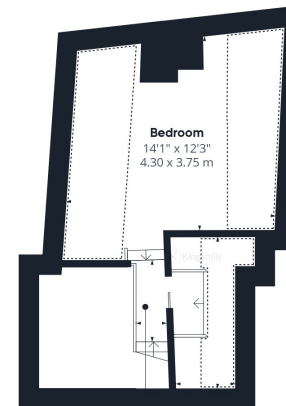
Ground Floor



Floor 1½



Floor 1



Floor 2

Approximate total area⁽¹⁾

1130.37 ft²

105.01 m²

Reduced headroom

135.12 ft²

12.55 m²

(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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