



Lacemakers Cottage, Church Lane, West Wycombe, Buckinghamshire, HP14 3AG

Asking Price | £875,000

Property Features

- Beautiful detached character cottage
- Five bedrooms
- Historic West Wycombe village
- Re-modernised yet retaining character features
- Spacious living room with open fire and exposed beams
- Garage and off road parking
- Cloakroom and boot room
- Grade II Listed
- Low maintenance courtyard garden
- EPC 22 F / Council Tax Band F

Full Description

A beautifully presented five bedroom detached character home situated in the National Trust village of West Wycombe. The property is located in an enviable position with views towards the historic West Wycombe mausoleum and open countryside.

This delightful detached cottage is believed to date back to the late 17th/early 18th Century and has been updated throughout by the current owners to a very high standard. The property has been sympathetically re-modernised retaining many of its original character features.

On the ground floor there is a bright and spacious sitting room with an open fire and exposed beams, a well appointed kitchen with exposed beams and a dining room/snug with a feature inglenook fireplace and exposed beams. Continuing on the ground floor there is the added benefit of a utility room, cloakroom and boot room. On the first floor there is a spacious landing leading to five bedrooms and a re-fitted bathroom.

The gardens surrounding Lacemakers Cottage are of courtyard design with low maintenance shrubs and trees. The gardens are sectioned into three parts, offering a good level of seclusion. This beautiful character cottage also benefits from an outside office/hobbies room as well as a hidden 'bothy' to the south of the property. To the front is a detached garage with off street parking and an additional off site parking space is currently rented from the Dashwood Estate.

As well as benefiting from being positioned in the historic village of West Wycombe and close to the National Trust West Wycombe Park, High Wycombe town centre is just a short drive away. High Wycombe town centre offers a bustling Eden shopping centre, leisure centre along with a huge range of busy restaurants and bars. Placed at Junction 4 of the M40 and having a train station in the centre offering a 27 minute commute to London Marylebone, High Wycombe is an ideal location to commute from. With a range of fantastic primary as well as renowned grammar and private schools, education is one of the main reasons people move to the High Wycombe area and stay there.



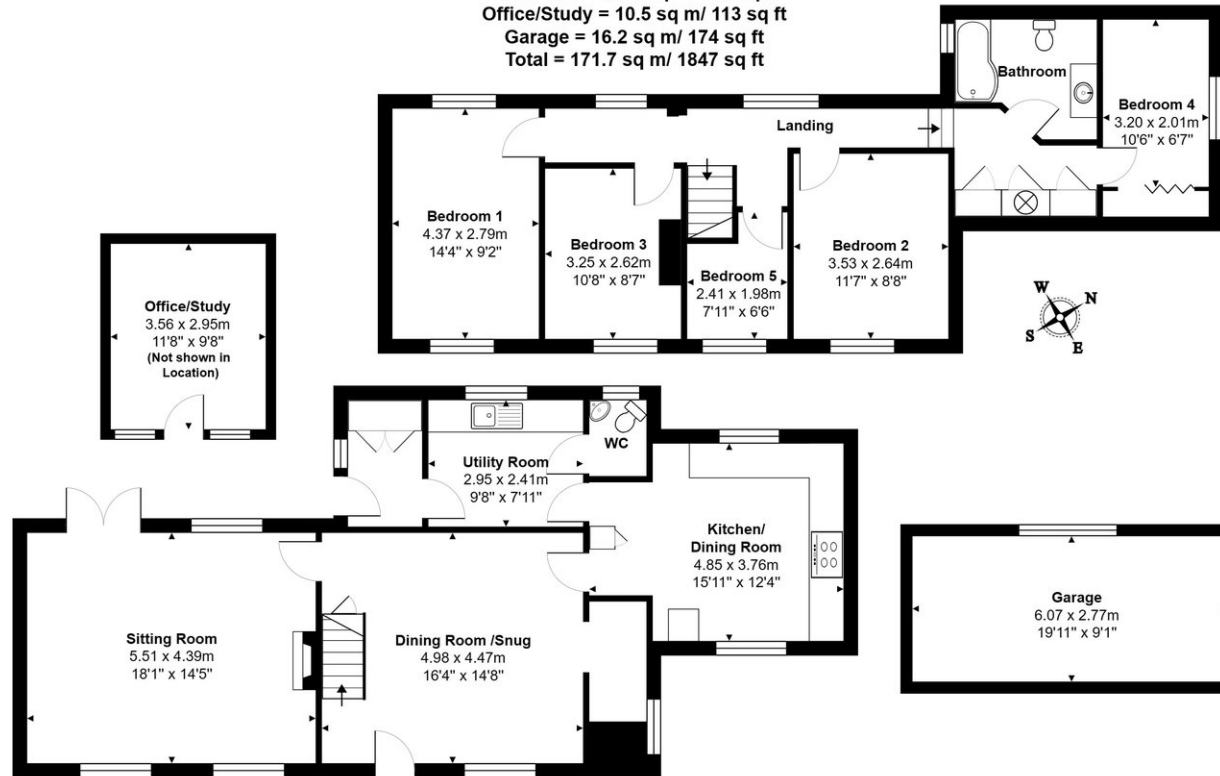






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Approx. Gross Internal Area
Ground Floor = 80.4 sq m/ 865 sq ft
First Floor = 64.6 sq m/ 695 sq ft
Office/Study = 10.5 sq m/ 113 sq ft
Garage = 16.2 sq m/ 174 sq ft
Total = 171.7 sq m/ 1847 sq ft



Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only.

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements