



Property Features

- Three/Four Double Bedrooms Over Two Floors
- Two Shower Rooms And Bathroom
- Kitchen/Breakfast Room
- Utility Room
- Sitting Room with Wood Burner Overlooking Rear Garden
- Bright and Spacious Entrance
- Enclosed Landscaped Rear Garden
- Driveway Parking For Up To Four Cars
- Village Location with Countryside Views
- Available from Late July

Full Description

A highly versatile detached home, positioned in a cul-de-sac located within this highly prestigious and hill-top village. The property, originally constructed around 1974, has benefitted from numerous alterations and improvements in recent years.

The accommodation comprises; Entrance porch leads to a spacious bright and airy reception area which comfortably accommodates a dining area. This area leads to the principal reception room, kitchen/breakfast room and study/bedroom four. A double aspect sitting room offers a pleasant outlook over the rear garden and incorporates a feature wood-burner. The study/bedroom 4 is a highly versatile room with patio doors to the rear garden has been used for a multitude of purposes, with an adjoining downstairs shower room which is accessed from the reception hallway offers further scope to the study/bedroom four.

The garage was partially converted to accommodate the dining area and utility room. The remainder provides storage. Kitchen/breakfast room, features a range Cherry wood units, granite composite work surfaces. A range of integrated appliances to include a five-ring electric induction hob, double oven, dishwasher, fridge, an insinkerator, water softener and tiled flooring with under floor heating, natural effect marble flooring, A breakfast bar/peninsular acts as a natural divider. Door to garden.

The utility room features a range of units and work surfaces and space for appliances.

A spacious landing leads to three first floor bedrooms. The main bedroom features a full height window with partial views over the Chiltern Hills makes this a bright and airy room. En-suite facilities feature a double width shower with rain-forest shower. Bedroom three is an attractive double aspect room sharing similar views to bedroom one. The family bathroom with tiling to floor and walls features a three piece suite.

Outside

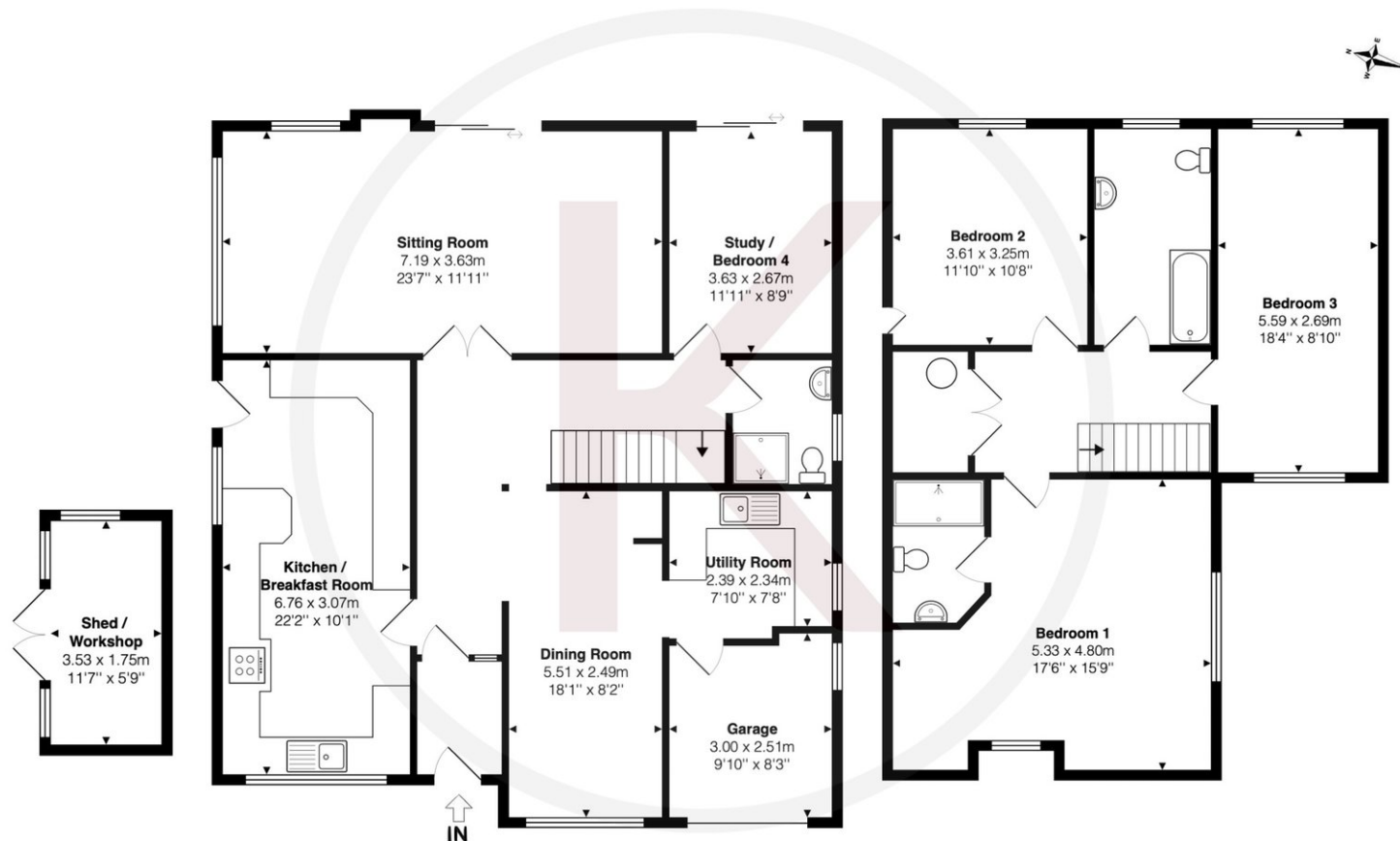
The driveway, with parking for up to four cars incorporates an area of lawn. Adjoining the rear of the property is a patio/seating area in natural stone. Path in natural stone runs the length of the garden leading to a rear seating area. Gated side access leads to the front garden. There are flowering areas, some trees and shrubs and fencing. There is a shed/workshop with power supply.

Situation and Schooling

Lacey Green, a prestigious and pretty hilltop village, located in the heart of the Chilterns. A bus service links Lacey Green to Princes Risborough, High Wycombe and Aylesbury. Train links to London and Birmingham can be found at Princes Risborough and Saunderton. There are The Black Horse and The Whip Inn public houses, a village hall and Church of England Primary School. The property is in catchment for grammar schools. The local Village Hall forms the hub of the village and is a focal point for many activities.







The approximate total area for the elements of the property represented on the floorplan is 183 SqM (1975 Sq.Ft) Incl Garage & Outbuilding

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