



Lovely village home set in a secluded position

Home Farm Cottage, Cherry Tree Close, Speen, Princes Risborough, Buckinghamshire HP27 0TB



Entrance hall • living room • kitchen/breakfast/dining room • 4 bedrooms • family bathroom • gravel parking and detached garage • front, side and rear gardens • garden store

Local information

Princes Risborough 4.1 miles (mainline trains to London Marylebone in 38 mins), High Wycombe 5.8 miles Aylesbury 10 miles, M40 (J4) 7.3 miles and Great Missenden 5.0 miles. All times and distances are approximate and correct at the time of writing.

Home Farm Cottage occupies a peaceful position in the village of Speen with its local amenities, and well regarded primary school, a few miles south of Princes Risborough in the heart of the Chilterns. The area is renowned for riding and walking in picturesque undulating countryside and both Princes Risborough and the larger town of High Wycombe offer excellent facilities and mainline train stations into London Marylebone.

Buckinghamshire is renowned for its choice and standard of schooling and is one of the last counties to maintain the traditional grammar system. There are well regarded grammar schools in Aylesbury and High Wycombe for boys and girls. For those looking for private education, Pipers Corner, Gateway, Wycombe Abbey, Godstowe and Ladymede are in the wider area.

About this property

Home Farm Cottage is an attractive village home of immense character set in secluded cottage gardens at the end of a cul- de- sac in the heart of this quintessential Chilterns village. The house has an open

inglenook style fireplace, cottage latch doors and exposed timbers. It offers good ceiling heights and the accommodation is well presented, light and airy.

Approached via a winding garden pathway the front door opens into the inviting reception hall with quarry tiled floor with cloakroom adjacent fitted in a modern white suite. The sitting room has a wood floor and is of a generous size with an inglenook style open fireplace, exposed beams, garden views and a French door out to the rear garden. The 'L' shaped kitchen/dining room has a quarry tiled floor and offers plenty of space for a large dining table as well as a snug sitting area by the log burning stove, a door leads out to the secluded front garden. The kitchen area is fitted with a range of modern units and integrated appliances including an oven, electric hob, fridge freezer and dishwasher. A door leads to the rear garden. A utility room is located to the other side of the house with further storage, a washing machine and dryer.

On the first floor the large landing has a large study area, views over the front garden and a deep airing/storage cupboard. There are four bedrooms, three with views over the rear garden and one with a wall length range of fitted wardrobes. The family bathroom is fitted in a modern white suite with a shower over the bath. The accommodation could be enlarged by a side extension, subject to the necessary planning consent





being obtained.

Outside

Home Farm Cottage is approached over a gravel parking area with space for 2/3 cars, up to a single detached garage with loft storage. There is a gate leading to a bin store and another gate leading to the secluded front garden. A winding paved pathway leads through the attractive front garden with lawn areas to either side and well stocked shrub borders. A further area of lawn leads around the side of the house to the rear garden which is mainly laid to lawn with further mature well stocked shrub borders. A small terrace area lies adjacent to the house and there is a raised decked area to the end of the garden. There is a garden store screened by mature shrubs and the garden is enclosed by mature trees, hedges and shrubs giving a wonderful sense of seclusion.

Services

Mains water, drainage and electricity, oil fired heating.

Local Authority

Wycombe District Council

EPC rating = E

Viewing

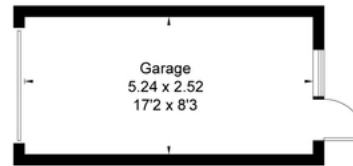
Strictly by appointment with Savills



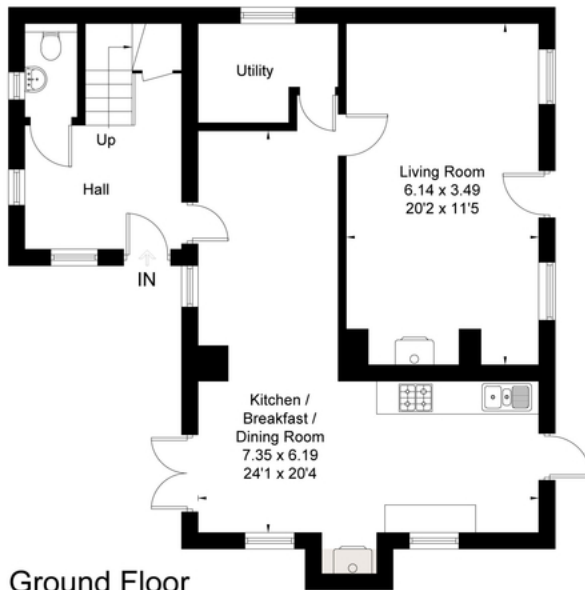
Approximate Area = 136.9 sq m / 1474 sq ft
Garage = 13.2 sq m / 142 sq ft
Total = 150.1 sq m / 1616 sq ft
Including Limited Use Area (0.4 sq m / 4 sq ft)
For identification only. Not to scale.
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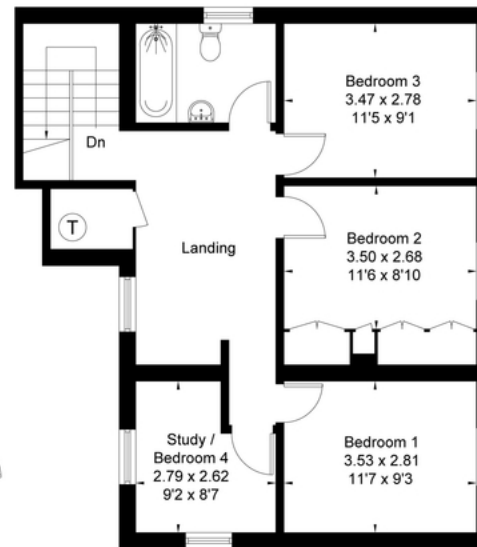
= Reduced head height below 1.5m



(Not Shown In Actual Location / Orientation)

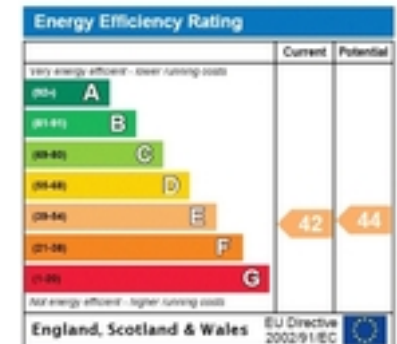


Ground Floor



First Floor

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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