



The Old Cottage Rectory Lane Bradenham Buckinghamshire HP14 4HA

Set in a tranquil location within the National Trust village of Bradenham, this property offers potential purchasers the opportunity to reside in the stunning countryside of the Chilterns, close to Bradenham Manor, the former home of Benjamin Disraeli.

Sitting Room | Dining room | Kitchen | Ground floor Bathroom with Bath | Separate WC | Master bedroom with built in wardrobes | Two further bedrooms | Garden with storage shed | Garden office | Detached 1/3 acre plot of land

This charming, historic, 3 bedroom cottage is in the lovely village of Bradenham where most buildings date from the eighteenth century and is designated as a conservation area. In order to protect & safeguard the unique heritage of the area the National Trust offer this property on a 99 year lease. Sitting in a secluded country lane, the cottage also benefits from a detached plot of land measuring one third of an acre. This is situated a short distance further along Rectory Lane and has been recently cleared and tidied.

The cosy lounge has an open fire as its focal point with windows both to the front and rear. A door leads through into the dining room and kitchen beyond. Ledge and brace doors add character and give access to a pantry and the bathroom with separate cloakroom. Two store cupboards and a side door are accessed from here. Upstairs, the master bedroom has a double aspect with built in wardrobes. There are two further bedrooms.

Outside there is a further storage area and a detached outbuilding, currently being used as an office. The garden which mainly sits to the front of the property, is laid to lawn with herbaceous borders. There is off road parking for at least two vehicles.

The property has a renewed 99 year lease from The National Trust.

DIRECTIONS

From our office in Naphill, proceed along Main Road towards Walter's Ash. Continue through the village and turn left into Bradenham Woods Lane. Continue down the hill, past the village green and turn left into Rectory Lane. The cottage can be found on the left hand side after around 50 yards, hidden behind a hedge.

PRICE £620,000 Leasehold



AMENITIES

Bradenham is located close to Walter's Ash in the Chiltern Hills, surrounded by its famed countryside and Beech woodland. There are local schooling and shopping facilities for day to day needs including a supermarket, coffee shop, cafe, garage, opticians and a popular primary school, plus an excellent bus service. Nearby Naphill offers a Post Office, active village hall with coffee shop, playing fields, beauty salon, hairdressers and public house. There are numerous country walks and bridleways through the areas famed Beech woodland. (Naphill Common extends to approximately 175 acres of ancient woodland). For a more comprehensive range of facilities the town of High Wycombe lies 4 miles distant, and it is here that the commuter can join the M40 motorway and then the M25 network. Rail links can be reached from High Wycombe, Saunderton (2 miles) and Princes Risborough (4 miles).



SCHOOL CATCHMENT (2020/21)

Naphill and Walter's Ash Junior School
Boys' Grammar; The Royal Grammar School
Girls' Grammar; Wycombe High School
Upper/All Ability; Princes Risborough
(We advise checking with the individual school for accuracy and availability)

ADDITIONAL INFORMATION

Council Tax Band F

EPC Band F

MORTGAGE

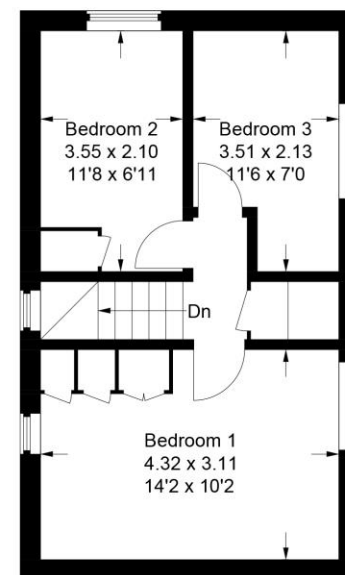
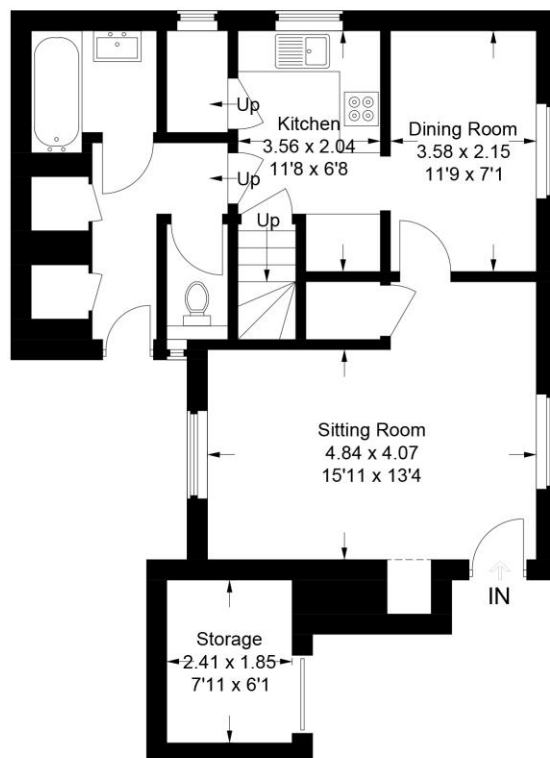
Contact your local Wye Country office who can introduce you to their Independent Financial Adviser.

Whilst we endeavour to make our sales details accurate and reliable they should not be relied upon as statements of representation of fact and do not constitute any part of an offer or contract.

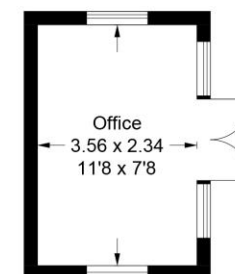


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Approximate Gross Internal Area
 Ground Floor = 50.4 sq m / 542 sq ft
 Storage = 4.4 sq m / 47 sq ft
 First Floor = 34.3 sq m / 369 sq ft
 Office = 8.3 sq m / 89 sq ft
 Total = 97.4 sq m / 1,047 sq ft



First Floor



(Not Shown In Actual Location / Orientation)

Ground Floor

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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