



2 PLUM TREE COTTAGES MAIN ROAD LACEY GREEN HP27 0QN

This pretty two bedroom semi-detached cottage is in the lovely village of Lacey Green, which offers a community store, post office, two public houses, excellent primary school and easy access to fabulous countryside walks and the facilities of the nearby town of Princes Risborough.

Sitting/dining room | Kitchen | Two double Bedrooms | Family bathroom with shower over the bath | Rear garden with 2 sheds | Ample driveway parking | Front and rear gardens

We are pleased to offer this lovely two bedroom semi-detached cottage which is presented in a “ready to move into condition”. The exposed ceiling beams exude character whilst the modern kitchen and bathroom bring the property up to date.

The sitting room has a feature fireplace with inset gas fire, space for dining table and understairs storage cupboard.

The kitchen is fitted with a range of white base and wall units, integral oven, induction hob and extractor over with space for a washing machine and fridge/freezer. There is also room for a table for casual eating. The door leads out to the garden.

Upstairs there are 2 bright double bedrooms and a family bathroom with a white fitted suite and mixer shower over the bath.

The picket fence encloses the front garden which is laid mainly to lawn with flower borders. The side access leads to the rear garden which is beautifully landscaped with mature shrubs and flowers whilst proving two seating areas to enjoy sunny days. There are also two sheds at the rear.

The driveway provides parking for two cars.

Guide Price £350,000 Freehold



AMENITIES

Lacey Green is a highly desirable and pretty Chiltern village in an Area of Outstanding Natural Beauty, with a highly regarded primary school, historic church, two public houses and a village hall with community store which incorporates a Post Office Monday and Thursday morning and a library service. It's located just south of Princes Risborough which offers a wide range of High Street shopping, leisure facilities and Mainline station into London. The area is renowned for riding and walking being surrounded by open fields and countryside. A very regular bus service links the village to the town of High Wycombe which lies approximately 5 miles away and it is here that the commuter can join the M40 and then the M25 network. Rail links can also be reached from Saunderton (1.5 miles) and, as mentioned, the market town of Princes Risborough (2.5 miles).



SCHOOL CATCHMENT (2021/22)

Infant and Junior; St John's CofE School
Boys' Grammar; The Royal Grammar, John Hampden, Aylesbury Grammar
Girls' Grammar; Wycombe High, Aylesbury High
Mixed Grammar; Sir Henry Floyd
Upper/All Ability; Princes Risborough School

(We advise checking with the individual school for accuracy and availability)



ADDITIONAL INFORMATION

Council Tax Band C | EPC Band D

DIRECTIONS

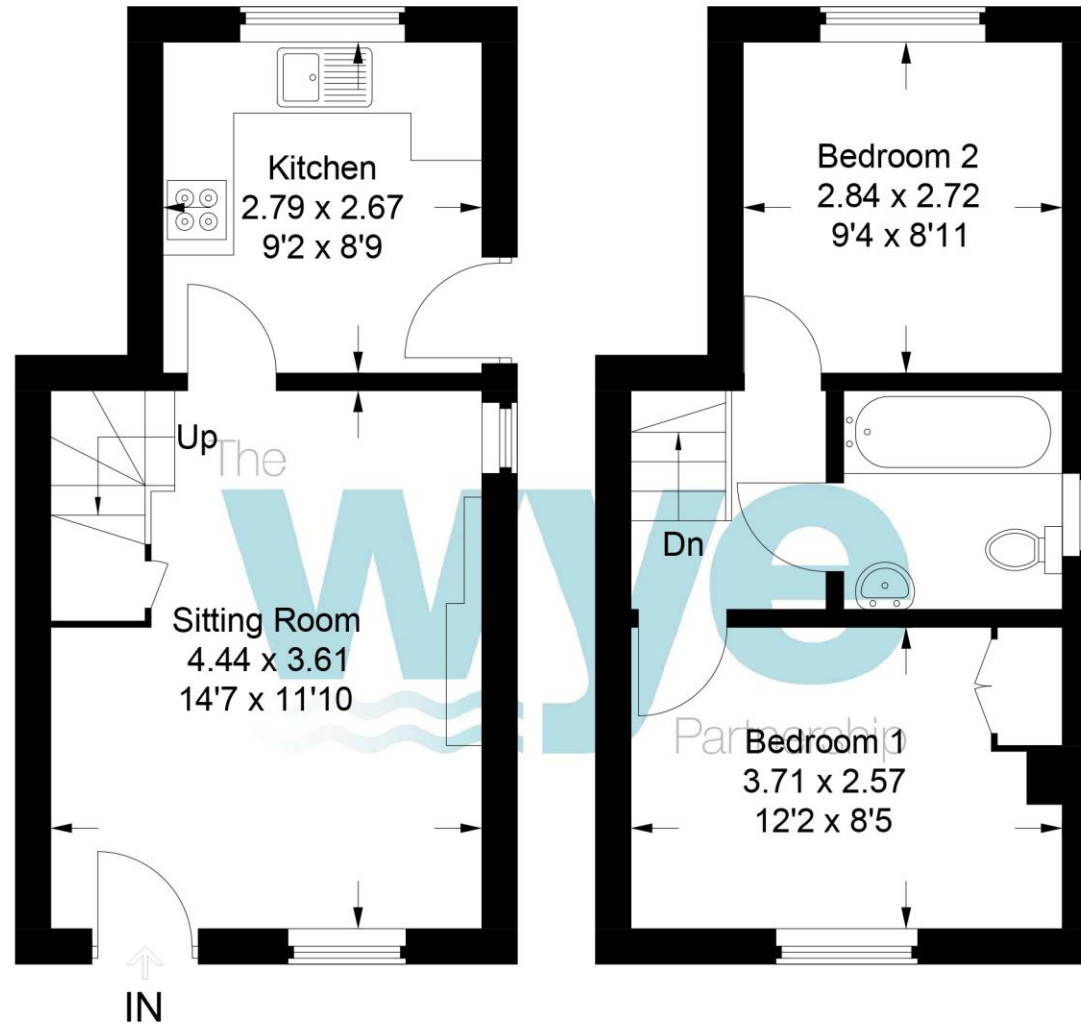
From our office in Naphill, proceed along Main Road towards towards Walter's Ash. Continue through the village onto Lacey Green where the property will be found on the right hand side just past Westlands Road.

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 = 24.8 sq m / 267 sq ft
First Floor = 24.6 sq m / 265 sq ft
Total = 49.4 sq m / 532 sq ft



Ground Floor

First 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.