

A photograph of a two-story red brick house with a dark grey tiled roof. The house has several white-framed windows, including a large bay window on the ground floor. A covered porch with a dark roof is visible in the center. In the foreground, there is a large, dense green bush and a wooden gate leading to a paved area. The sky is blue with some clouds.

Hillcot, Water End Road, Beacon's Bottom, Buckinghamshire, HP14 3XF - £450,000

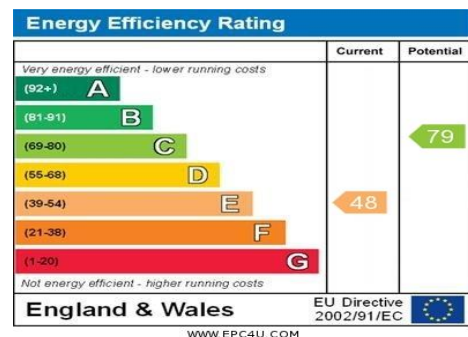
A character two bedroom semi-detached home with countryside views and garage to rear.

Living Room | Dining Room with Feature Cast Iron Fireplace | Kitchen | Utility Room | Bathroom | Two Double Bedrooms | Double Glazing | Good Size Rear Garden | Detached Garage | Off Street Parking | No Onward Chain |

Located in a hamlet, offering countryside views to rear, is this charming Victorian semi-detached home with character features and spacious and bright accommodation. From the entrance hall with parquet floor, there is a dual aspect living room with a bay window to the front, another bay on the side and a wood burner. On the other side is a dining room with cast iron feature fireplace and fitted cupboards as well as access to under-stair storage with a hot water cylinder. It leads to a fitted kitchen with fitted units, a ceramic hob and electric oven, space for a fridge/freezer and space and plumbing for a dishwasher, then to a bathroom and a utility room with airing cupboard, pulley clothes airer, oil boiler, space and plumbing for a washing machine and access to the side garden via a stable-type door. Upstairs, there are two double bedrooms, both with fitted cupboards and one with a cast iron feature fireplace. The house benefits from double glazing and oil fired central heating. Outside, there are front, side and rear gardens, including a terrace, a lawn and a patio, a large detached garage, outdoor tap and hose reel, external double socket, water butts, electric car charging point and off street parking accessed by road to the rear. Multiple local walks and open countryside are on the doorstep of this property, including regular sightings of red kites. It is offered with no onward chain.

Price... £450,000

Freehold



LOCATION

Beacon's Bottom is a hamlet surrounded by open countryside. It has a primary school, a garden centre with café and a community centre. Further amenities can be found in the neighbouring village Stokenchurch, which include local shopping facilities, doctor surgery, dental surgery, chemist, café and further local schools. The area boasts beautiful countryside and is nearby to the riverside town of Marlow and the larger town of High Wycombe, which offers more extensive facilities. Junction 5 of the M40 is located nearby and the location is ideal for the commuter to London, Oxford and Birmingham, via either the motorway or the mainline railway service direct to London Marylebone, Oxford and Birmingham, located at High Wycombe, approximately 6 miles away.

DIRECTIONS

From the centre of our Stokenchurch office, proceed in an easterly direction on the Oxford Road (A40), which then becomes Wycombe Road, to Studley Green. Turn left into Water End Road, where the property can be found towards the bottom on the right.

ADDITIONAL INFORMATION

Council Tax

Band D

EPC Rating

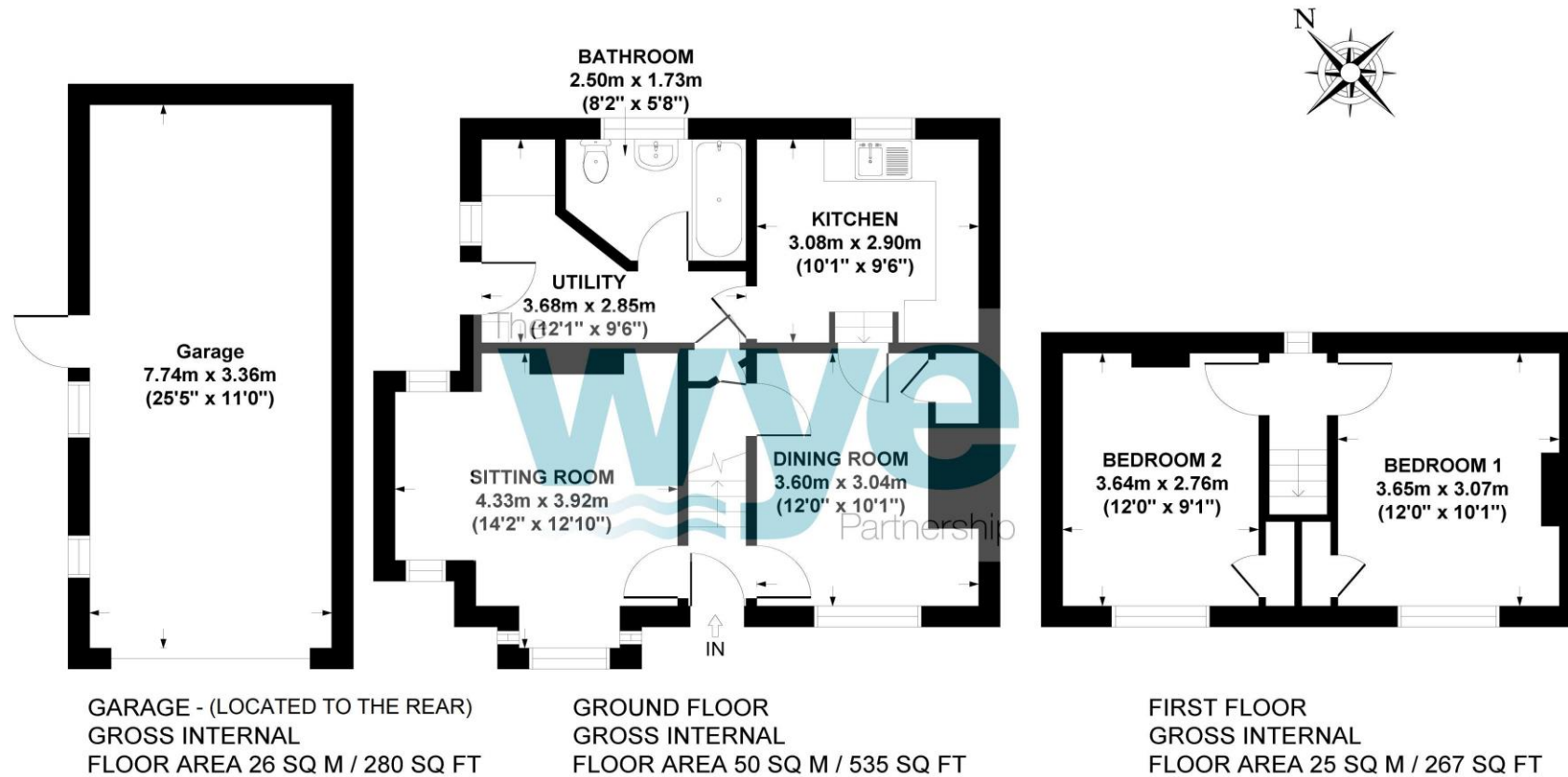
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MORTGAGE

Contact your local Wye Residential 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 on as statements of representation of fact and do not constitute any part of an offer or contract.





HILLCOT, WATER END ROAD, BEACONS BOTTOM, HP14 3XF
APPROX. GROSS INTERNAL FLOOR AREA 101 SQ M/1082 SQ FT INCLUDING GARAGE
HOUSE 75 SQ M / 802 SQ FT - GARAGE 26 SQ M / 280 SQ FT

FLOOR PLAN IDENTIFICATION PURPOSES ONLY -NOT TO SCALE