



## Old Post Office Hampden Road, Speen - HP27 0RU

Guide Price £1,350,000

 **TIM RUSS**  
& Company





## Old Post Office Hampden Road

Speen, Princes Risborough

- Delightful Period Cottage
- Central Village Location
- Contemporary Style & Period Charm
- 4 Bedrooms
- 2 Bathrooms
- 4 Reception Rooms
- Superb Kitchen/Breakfast/Dining Space
- Private South Facing Garden
- Approaching 0.25 Acre





# Old Post Office Hampden Road

Speen, Princes Risborough

A truly charming period cottage in an enviable location right in the heart of this much-admired village.

This fascinating Grade II Listed cottage dates in origin from the mid-18th Century and was formerly a Village Shop/Post Office/Bakery with two adjoining cottages. The current owners lovingly refurbished the property, turning it into a wonderful family home, now providing a perfect balance of traditional charm and contemporary style.

The accommodation has a wealth of character and the main sitting room is set out in two distinct areas both with inglenooks and wood-burning stoves. To one end there is access to a study which is tucked away and overlooking the garden. The kitchen/breakfast room has been opened up to create a stunning contemporary space. The kitchen is well equipped with bespoke units with granite worktops and the essential electric AGA. The dining room still has the original bread oven and a lovely sandstone floor. There are doors out to the garden and a passageway leading to the stairs. The cosy family room/snug has an inglenook fireplace with another wood-burning stove. Beyond lies the studio which has an impressive vaulted ceiling, exposed flint/brickwork and doors out to the garden.

The master bedroom is accessed of its own staircase and has a huge ensuite bathroom, beautifully appointed with separate bathroom and shower. There is a connecting door which takes you through to the family bathroom and the other three bedrooms. This section is accessed via the staircase from the kitchen.

OUTSIDE

The property is set back from the lane and approached via a five-bar gate. There is a large wide gravel driveway







## Tim Russ and Company

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