



Fair View Cottage Fairview Lane, Flackwell Heath - HP10 9EN  
£725,000





## Fair View Cottage Fairview Lane

Flackwell Heath, High Wycombe

- Countryside Views Over Chiltern Landscape
- Dating Back To The 1800's
- A Highly Individual Cottage
- Three First Floor Bedrooms
- Additional Ground floor Bedroom
- Spacious & Versatile Accommodation
- Superb Kitchen/Breakfast Room
- 152ft South Facing Facing Rear Garden

Flackwell Heath, nestled on the edge of The Chilterns, offers one of the best combinations of country space and a quick commute to London. The new Elizabeth line into London Paddington is easily reached from the neighbouring village of Bourne End, and its rail link via Maidenhead. A service to London Marylebone from neighbouring town Beaconsfield. The M40 London bound is accessed at Junction 3 being just 2 miles away. The village amenities provide for every day needs. The adjacent and larger historical market towns of Beaconsfield and Marlow provide more comprehensive facilities with wider shopping and an eclectic mix of independent and national retailers. Schooling around the area is renowned with a number of state, grammar and private options available.





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Modernised 1800s cottage with stunning Chiltern outlook, backing onto fields. Open-plan living, south-facing garden, garden studio, garage and parking on a quiet no-through road.

Dating back to the 1800's, a sympathetically extended and modernised highly individual four bedroom semi detached cottage with spacious and versatile accommodation. The open plan ground floor accommodation takes full advantage of the fantastic views over the south facing garden and the beautiful Chiltern landscape, arguably some of the best in Bucks. The kitchen/breakfast room and bathroom have been upgraded, an attractive split level dining room with feature cast iron wood burner, ground floor bedroom, additional shower room, useful garden building currently used as a gym. On the first floor are three further bedrooms, the main bedroom benefitting from countryside views. The property is set in a private no-through road on the village outskirts, the property is approached via a driveway providing parking facilities leading to a single detached garage.

Council Tax band: E

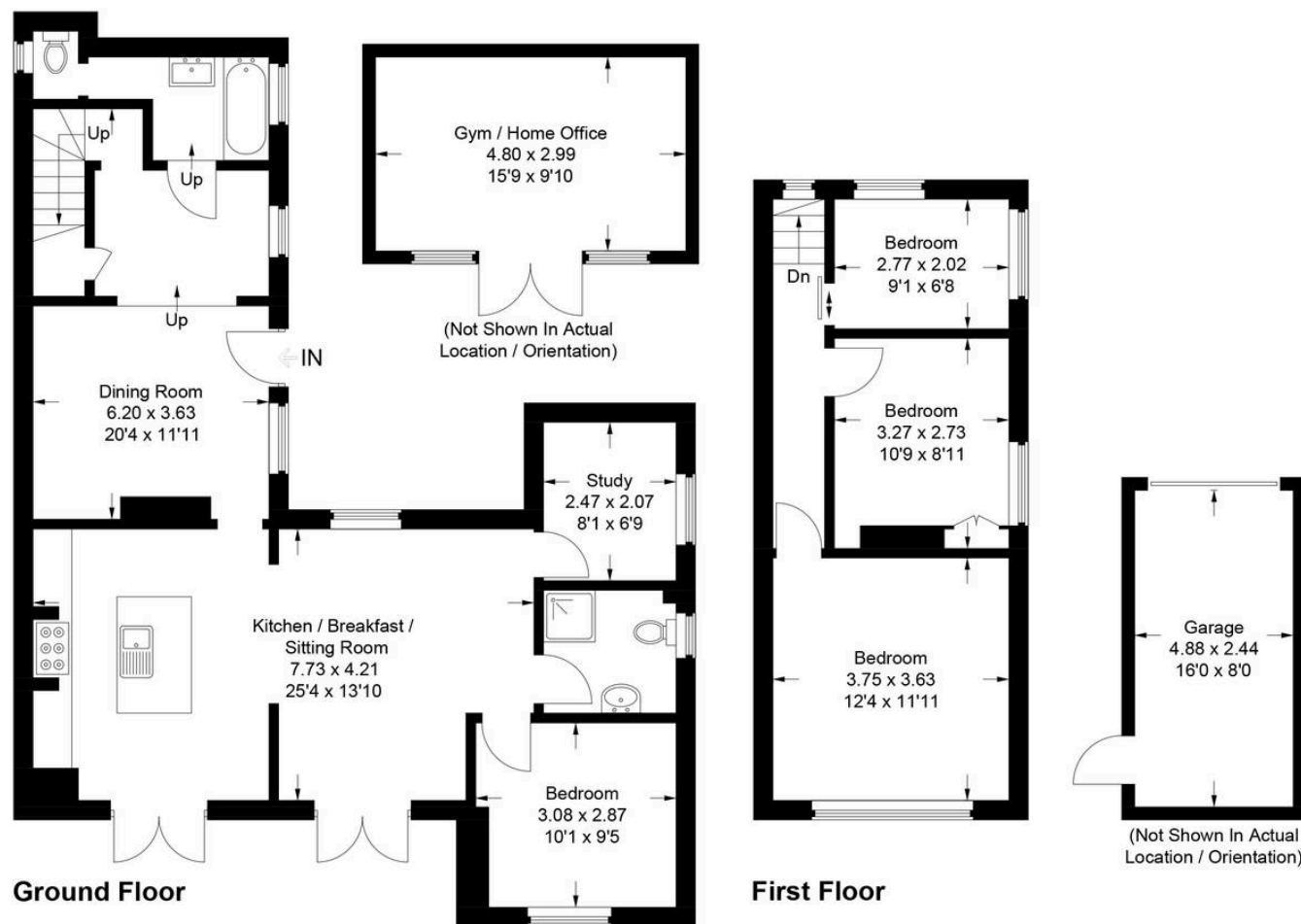
Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D







### Fair View Cottage

Approximate Gross Internal Area

Ground Floor = 76.6 sq m / 824 sq ft

First Floor = 34.3 sq m / 369 sq ft

Garage / Gym / Home Office = 26.3 sq m / 283 sq ft

Total = 137.2 sq m / 1,476 sq ft

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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## Tim Russ and Company

Tim Russ & Co, 6 Burkes Court Burkes Road - HP9 1NZ

01494 681122 • Beaconsfield@timruss.co.uk • timruss.co.uk/

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