



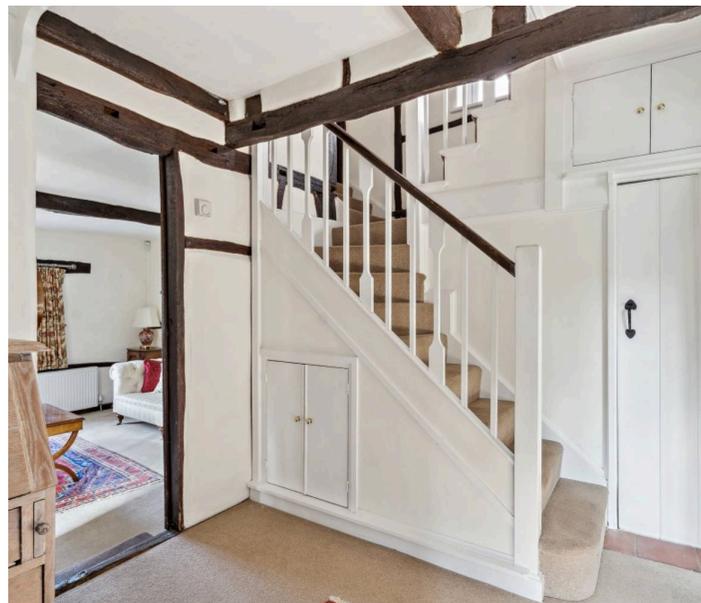
Spring Cottage Chapel Hill, Speen - HP27 0SP
£750,000

 **TIM RUSS**
& Company



- BUILT BY RENOWNED COUNTRY CRAFTSMAN LTD
- WELL PRESENTED
- TWO RECEPTION ROOMS, INGLENOK FIREPLACE
- EN SUITE, SHOWER ROOM, CLOAKROOM
- GARDENS & GARAGE WITH GATED DRIVEWAY
- WEALTH OF CHARACTER FEATURES
- AREA OF OUTSTANDING NATURAL BEAUTY
- NO ONWARD CHAIN

Speen is a charming and highly regarded Buckinghamshire village, set within the Chilterns Area of Outstanding Natural Beauty, offering an idyllic rural lifestyle surrounded by rolling countryside and scenic walking routes. The village enjoys a strong sense of community and is characterised by attractive period homes, open green spaces and a peaceful village atmosphere. Local amenities include a well-regarded primary school, village hall, traditional public house and church, while more comprehensive shopping, leisure facilities and mainline rail services are available nearby in Princes Risborough and High Wycombe. Despite its tranquil setting, Speen is conveniently positioned for access to surrounding towns and major road networks, making it an ideal location for those seeking countryside living with everyday convenience.



Offered with no onward chain is this beautiful detached Chiltern village home bursting with detail and character built by the highly regarded local firm, Country Craftsman Ltd. Spring Cottage built in 1972 is a relatively modern home lovingly crafted to replicate the detail of a period country cottage. Abundant in features such as exposed timbers and an attractive inglenook fireplace whilst boasting well planned modern accommodation the property is situated in a lovely village setting.

The accommodation comprises large entrance hall with exposed timbers and stairs rising to the first floor. The sitting room is a fabulous space with an inglenook fireplace taking centre stage. Additionally there is a dining room which leads onto a modern and well equipped kitchen with a stable door to the garden. To the first floor can be found the family shower room, three good sized bedrooms with fitted wardrobes and large ensuite to bedroom one

Outside there is gated driveway parking to the side with a private and mostly enclosed front garden which is laid mainly to lawn. There is also a private courtyard garden and detached

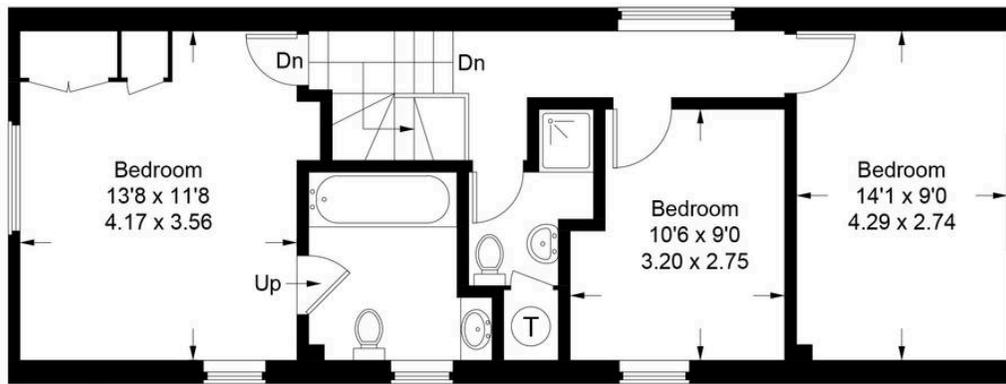
Council Tax band: G

Tenure: Freehold

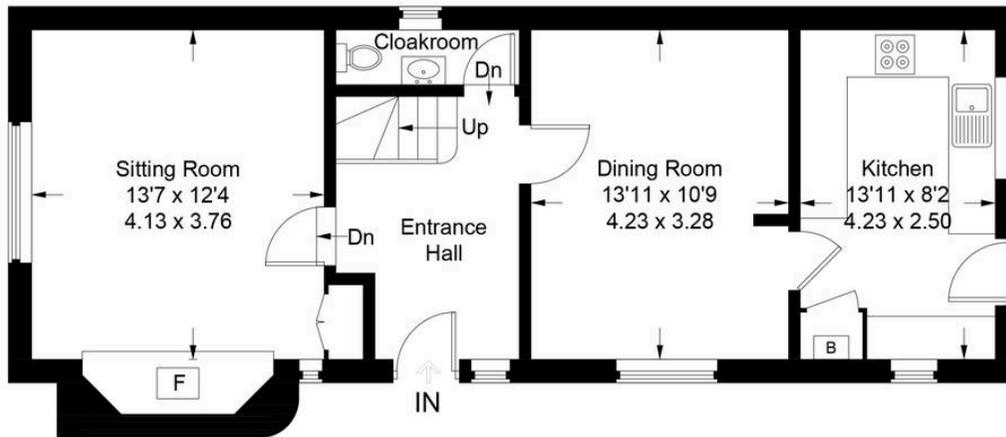
EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E

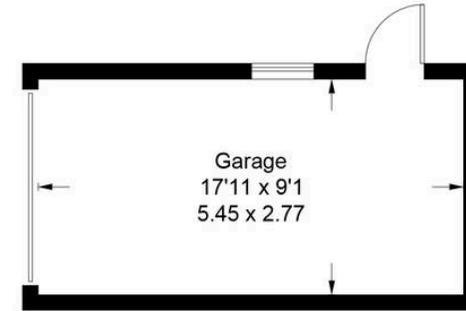




First Floor



Ground Floor



(Not Shown In Actual Location / Orientation)

Approximate Gross Internal Area
 Ground Floor = 53.6 sq m / 577 sq ft
 First Floor = 53.1 sq m / 571 sq ft
 Garage = 15 sq m / 161 sq ft
 Total = 121.7 sq m / 1,309 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.

© CJ Property Marketing Ltd Produced for Tim Russ & Company



Tim Russ and Company

Tim Russ Ltd, 1 High Street - HP27 0AE

01844 275522 • p.risborough@timruss.co.uk • timruss.co.uk/

By law we must verify every seller and buyer for anti-money laundering purposes. Checks are carried out by our partners at Lifetime Legal for a non-refundable £60 (incl. VAT) fee, paid directly to them. For more information please visit our website.



Particulars described on our website and in marketing materials are for indicative purposes only; their complete accuracy cannot be guaranteed. Details such as boundary lines, rights of way, or property condition should not be treated as fact. Interested parties are advised to consult their own surveyor, solicitor, or other professional before committing to any expenditure or legal obligations.