



## Fair View Cottage Fairview Lane, Flackwell Heath - HP10 9EN

In Excess of £700,000

 **TIM RUSS**  
& Company



## Fair View Cottage Fairview Lane

Flackwell Heath,

- 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.



# Fair View Cottage Fairview Lane

Flackwell Heath,

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 1800s, this beautifully extended and thoughtfully modernised cottage is full of character while offering generous, flexible living space. The open-plan ground floor is designed to make the most of the south-facing garden and far-reaching views across the Chiltern countryside, some of the finest in Buckinghamshire.

The upgraded kitchen and bathroom sit alongside a striking dining area with a cast-iron wood burner, creating a warm, sociable heart to the home. A ground-floor bedroom, additional shower room, and a separate garden building currently used as a gym add real versatility. Upstairs, three further bedrooms include a principal room that enjoys open countryside views. Tucked away in a quiet no-through road on the edge of the village, the property also benefits from driveway parking and a detached garage.

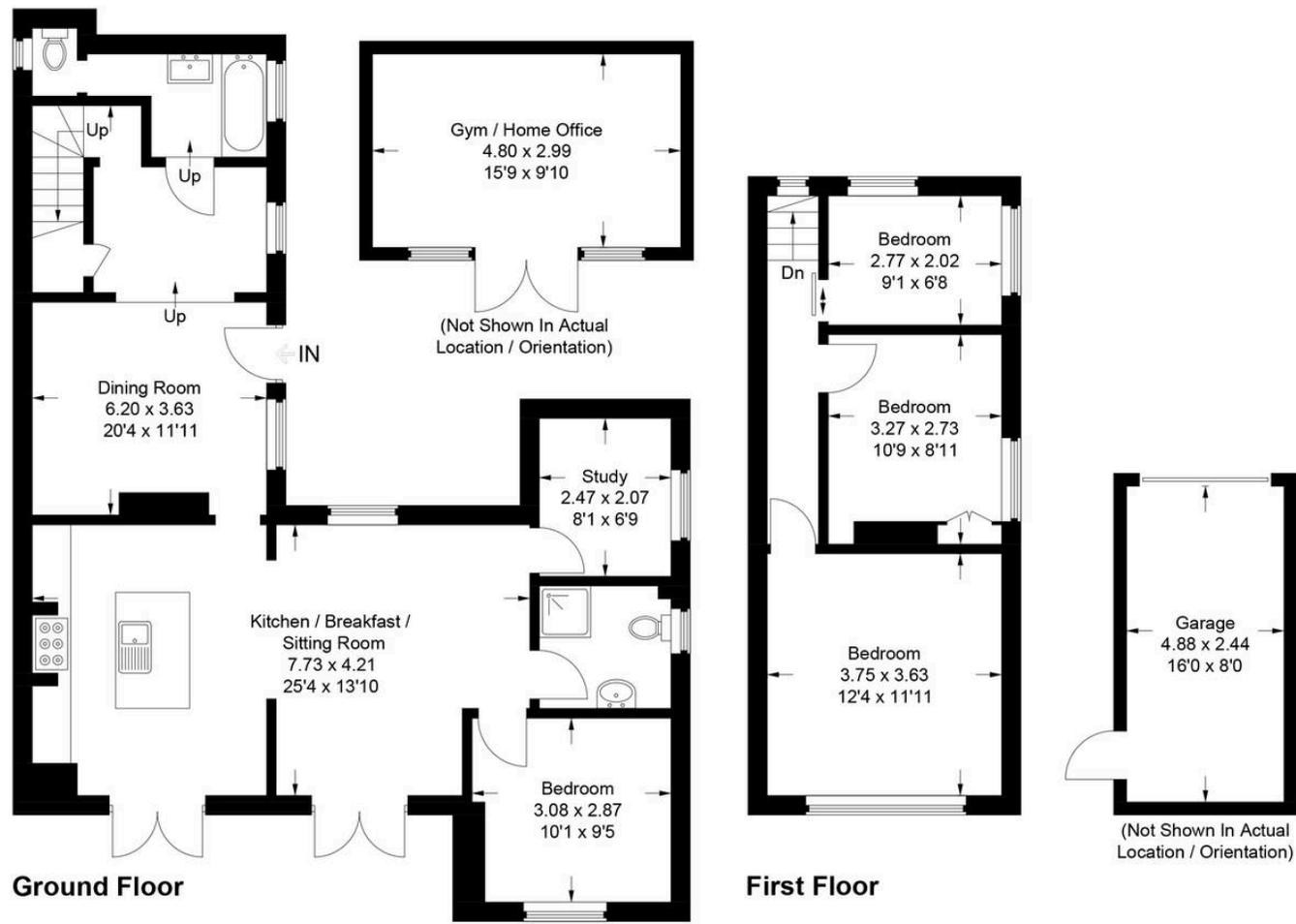
Council Tax band: E

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

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