



Avery Cottage Chapel Lane, Bledlow - HP27
£850,000



- Spacious Four Bedroom End-of-Terrace Home
- Two Well-Appointed Bathrooms
- Bright Living / Dining Room Ideal for Family Living
- Kitchen with Separate Utility Room
- Generous Plot of Approximately One Acre
- Double Brick-Built Garage Providing Excellent Storage
- Large Timber Outbuilding with Versatile Use
- Potential for Further Development (STPP)
- Sought-After Village Location in Bledlow, Chapel Lane
- Convenient Access to Princes Risborough & Mainline Railway Links

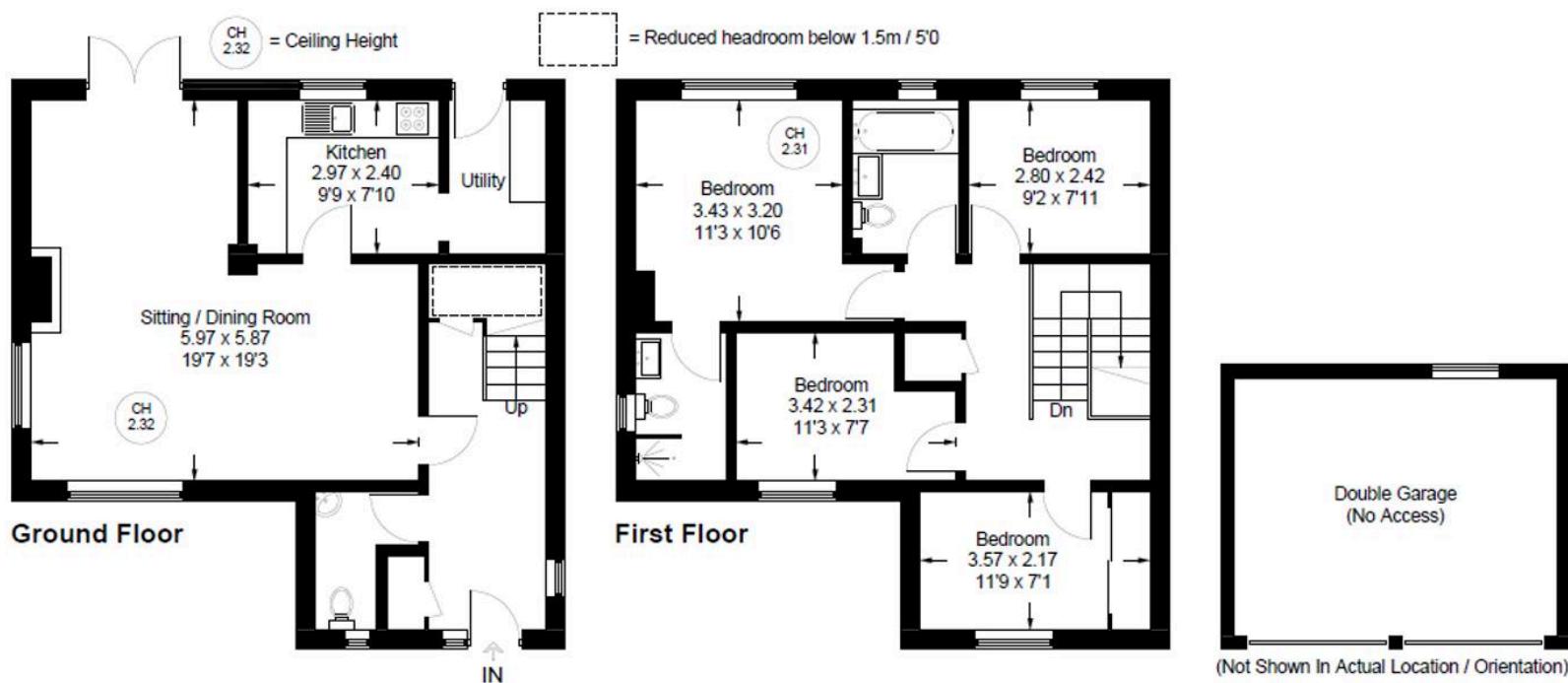


Spacious four-bedroom end-of-terrace in Bledlow. One acre garden, double garage, outbuilding, two bathrooms. Great transport links and possible development potential (STPP).

Situated in the highly desirable village of **Bledlow**, along the charming **Chapel Lane**, this spacious **four-bedroom end-of-terrace home** offers an exceptional opportunity for those seeking a blend of countryside living with excellent commuter connections. The property provides flexible and well-proportioned accommodation, including a welcoming **living and dining room**, a fitted **kitchen** complemented by a separate **utility room**, and the added benefit of **two bathrooms**, making it ideal for growing families or those needing extra space. Outside, the home truly comes into its own, set within grounds of approximately **one acre**. The expansive garden offers a wonderful sense of privacy and scope, perfect for outdoor entertaining, family enjoyment, or keen gardeners. A **double brick-built garage** and a substantial **timber outbuilding** further enhance the appeal, offering excellent storage or potential for hobby, workshop, or ancillary use. With **possible development potential subject to the necessary planning permissions (STPP)**, this is a rare chance to acquire a home with both immediate charm and exciting future possibilities. Ideally located close to **Princes Risborough**, with its **mainline railway services to London**, this property combines rural tranquillity with everyday convenience.

Council Tax band: E. Tenure: Freehold





Avery Cottage, Chapel Lane, HP27 9QG

Approximate Gross Internal Area

Ground Floor = 55.5 sq m / 597 sq ft

First Floor = 55.1 sq m / 593 sq ft

Total = 110.6 sq m / 1190 sq ft

(Excluding Double Garage)

Floor Plan produced for Tim Russ & Company by Media Arcade ©.
Illustration for identification purposes only. Window and door openings are approximate. Whilst every attempt is made to assure accuracy in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



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.