



Main Road, Lacey Green - HP27

Guide Price £650,000

 **TIM RUSS**
& Company



- Village location
- Driveway for two cars
- Versatile garden room with power & hardwired internet
- Spacious open-plan lounge/diner
- Three double bedrooms
- Garage

The village of Lacey Green is located in the Chilterns Area of Outstanding Natural Beauty and benefits from a network of rural footpaths, a pub, a village store, a village hall and a Church of England primary school. Local private schools include Griffin House, The Gateway, Godstowe Preparatory School and Pipers Corner School. There is also a regular bus service to Aylesbury and High Wycombe via Princes Risborough, providing convenient connections to nearby towns and transport links.



This beautifully presented brick-and-flint cottage blends period charm with modern living. The spacious open-plan lounge and dining area flows into a fitted kitchen, utility, and downstairs W.C. Upstairs, three double bedrooms include a main with en-suite and dressing area, alongside a contemporary family bathroom.

Modern comforts include double glazing, gas central heating, and a boarded loft for extra storage. Outside, enjoy a private rear garden with patio and a versatile garden room with hardwired internet, plus a driveway for two cars.

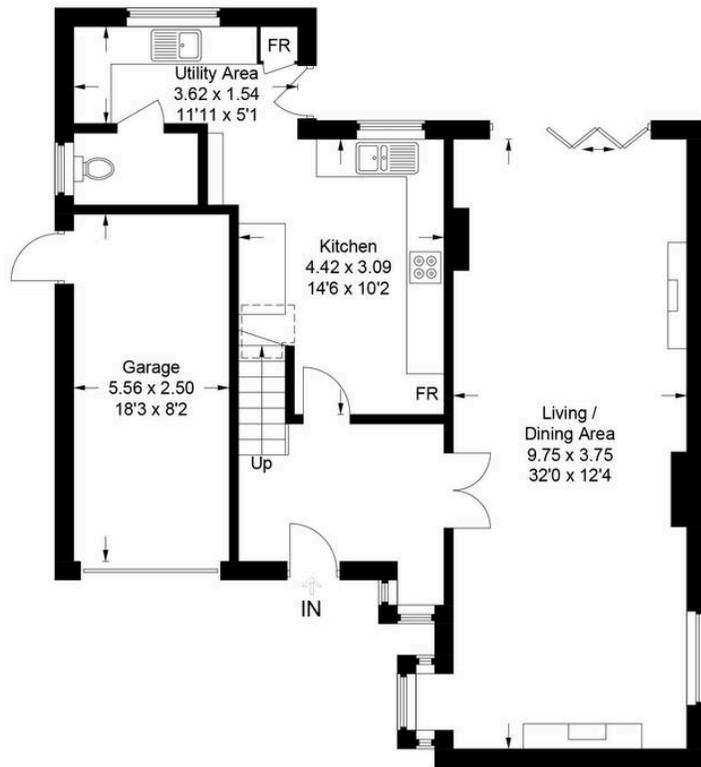
Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: D

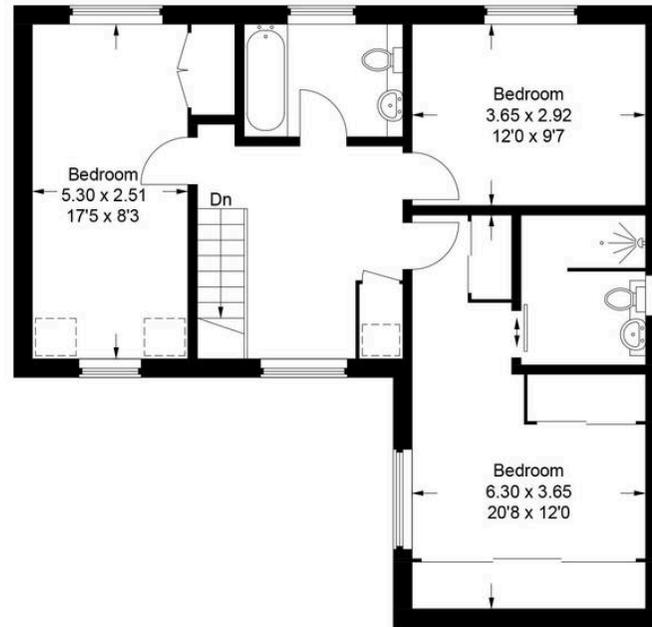
EPC Environmental Impact Rating: D



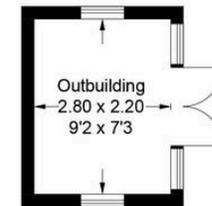


Ground Floor

= Reduced headroom below 1.5m / 5'0



First Floor



(Not Shown In Actual Location / Orientation)

Approximate Gross Internal Area
 Ground Floor = 70.9 sq m / 763 sq ft
 First Floor = 67.7 sq m / 729 sq ft
 Garage / Outbuilding = 20.2 sq m / 217 sq ft
 Total = 158.8 sq m / 1,709 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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