



## Hawthorn Cottage Sandpit Lane, Bledlow - HP27 9QQ

Guide Price £650,000

 **TIM RUSS**  
& Company



- Detached brick and flint cottage
- Three bedrooms
- Sitting room with log burning stove
- Kitchen/breakfast room
- Stylish bathroom, ground floor utility/cloakroom
- Manicured gardens, shed with power supply
- Vehicular and pedestrian gated access
- Area of Outstanding Natural Beauty

The property is situated at the foot of the picturesque Chiltern Hills within a designated Chilterns Area of Outstanding Natural Beauty, offering an exceptional setting surrounded by rolling countryside and scenic walking routes. Bledlow lies approximately 2.5 miles from Princes Risborough and benefits from a strong sense of community. Village amenities include a historic parish church, the well-regarded The Lions of Bledlow public house, an active village activities group and a cricket club. For outdoor enthusiasts, there is direct access to The Ridgeway, providing extensive opportunities for country walks and cycling. A regular bus service operates from Bledlow Village Hall to Princes Risborough Station, offering convenient rail connections for commuters.

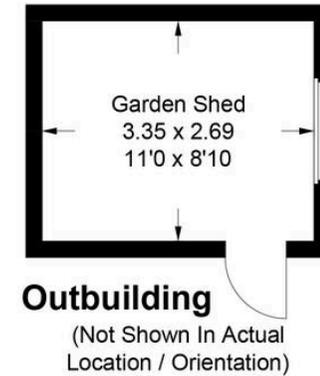
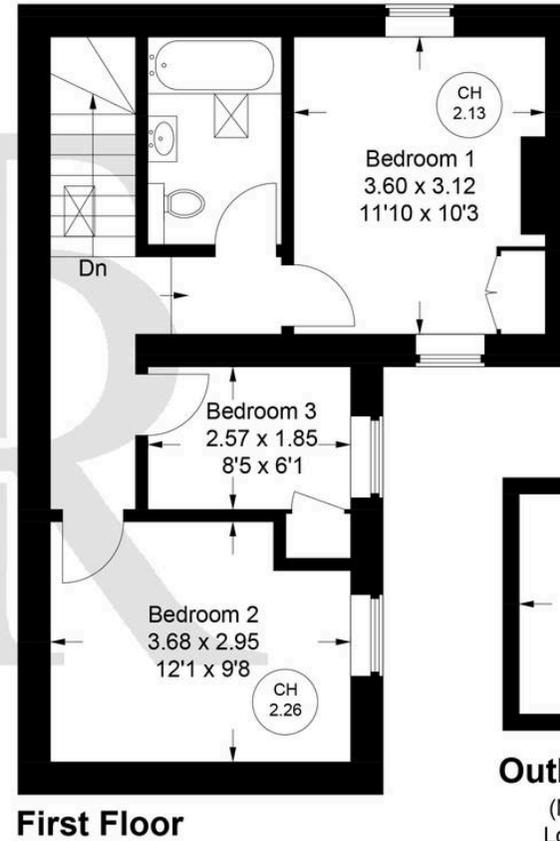
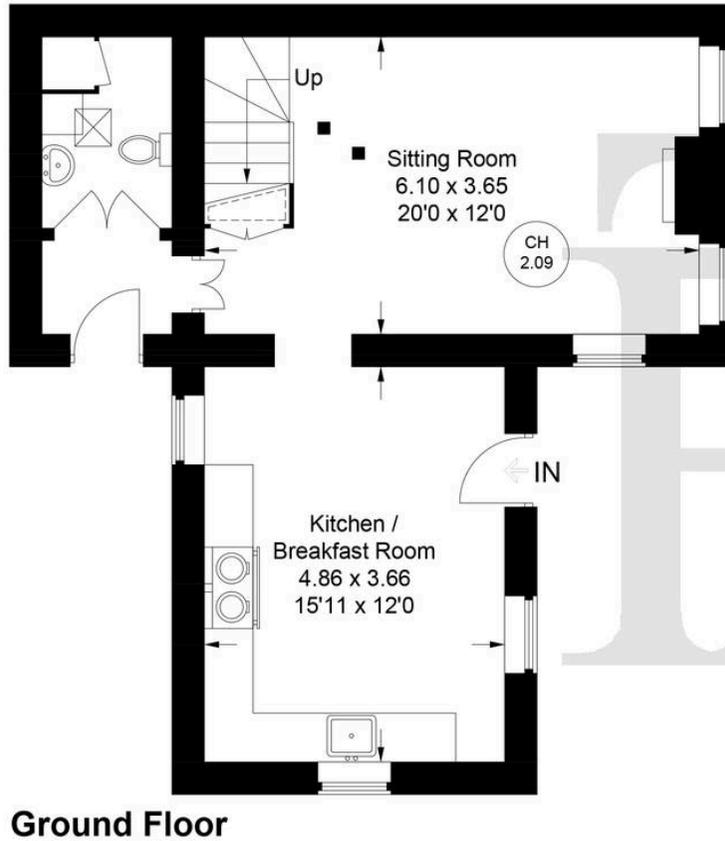


A beautifully presented 19th century three bedroom detached cottage, set along a quiet country lane in the highly sought-after village of Bledlow, just 2.2 miles from Princes Risborough train station. Constructed of attractive brick and flint, the property has been professionally interior designed to create a welcoming home, seamlessly blending period charm with carefully considered modern improvements made within the last six years. Character features have been carefully retained throughout, including exposed beams, solid oak window sills and solid wood internal doors with traditional iron latches. A recently installed main front door opens into a delightful triple-aspect kitchen/breakfast room featuring a tiled floor, classic Aga oven, butler sink and integrated dishwasher creating a warm and welcoming heart of the home. The dual-aspect sitting room centres around a solid oak fireplace with a wood-burning stove, and benefits from access to the utility/cloakroom as well as a door leading directly to the rear garden. On the first floor are three bedrooms and a stylishly refitted family bathroom, upgraded in recent years to include a modern suite with shower over the bath, while retaining its Velux window. The principal bedroom also benefits from a fitted double wardrobe, providing excellent storage. The property further benefits from access to a secure and boarded loft space, offering additional storage and enhancing the home's practicality. Externally, the landscaped, south facing garden is a particular feature of the property. Gated pedestrian and vehicular access offer off-street parking if desired. The garden includes an area of lawn with stepping stones, a circular paved patio, external lighting, cold water tap, newly planted borders and a recently installed rear fence and front garden gate. The property is well screened and enclosed by mature hawthorn hedging, fencing and traditional brick and flint walls. A timber shed with window and power connected provides useful additional storage or workspace. The property is served by LPG gas supply. Council Tax band: F, Tenure: Freehold, EPC Energy Efficiency Rating: G



 = Reduced headroom below 1.5m / 5'0

 = Ceiling Height



### Hawthorn Cottage, HP27 9QQ

Approximate Gross Internal Area  
Ground Floor = 49.4 sq m / 532 sq ft  
First Floor = 41.7 sq m / 449 sq ft  
Garden Shed = 9.0 sq m / 97 sq ft  
Total = 100.1 sq m / 1078 sq ft

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

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