



The Little House Barnes Lane, Hazlemere - HP15 7QH

Offers Over £600,000

 **TIM RUSS**
& Company



- A rare opportunity to acquire a delightful brick and flint detached cottage, situated in a quiet backwater, yet walking distance to all amenities of Hazlemere crossroads
- Offered for sale with no onward chain, the property offers huge potential to extend, reconfigure and update subject to the usual planning consents

The property is situated within a stroll of local amenities, excellent first and middle schools and local bus route to a main line station. The area is well known for its excellent schooling both state and private. Hazlemere is a picturesque village that has a number of local shops, attractive village pubs, doctor's surgery, tennis club and large pond surrounded by the village green. Close by is Common & Penn wood perfect for dog walking and enjoying nature at its finest. Beaconsfield New Town under five miles has a range of shopping facilities including Sainsburys, Waitrose and a Marks and Spencer Simply Food and the main line train station has services to London Marylebone (25 minutes approximately). Beaconsfield Old Town has many restaurants and public houses with the M40 (Junction2) being only a short drive away giving access to London, Oxford, Birmingham and the M25 network. The county is well served with sporting facilities including numerous golf, rugby and cricket clubs and leisure facilities.



This charming four-bedroom detached brick and flint cottage presents a rare opportunity to acquire a delightful home in a peaceful backwater, while remaining within walking distance of all the amenities at Hazlemere crossroads. Offered for sale with no onward chain, the property boasts immense potential for extension, reconfiguration, and updating, subject to the usual planning consents.

Upon entering, you are greeted by a spacious entrance hall which leads to the cosy sitting room featuring an attractive fire and enjoys views over the cottage garden. This space opens seamlessly to the dining room, which is enhanced by a feature fireplace surround, built-in cupboards and shelving, and a door to the rear, as well as a connecting door to the kitchen.

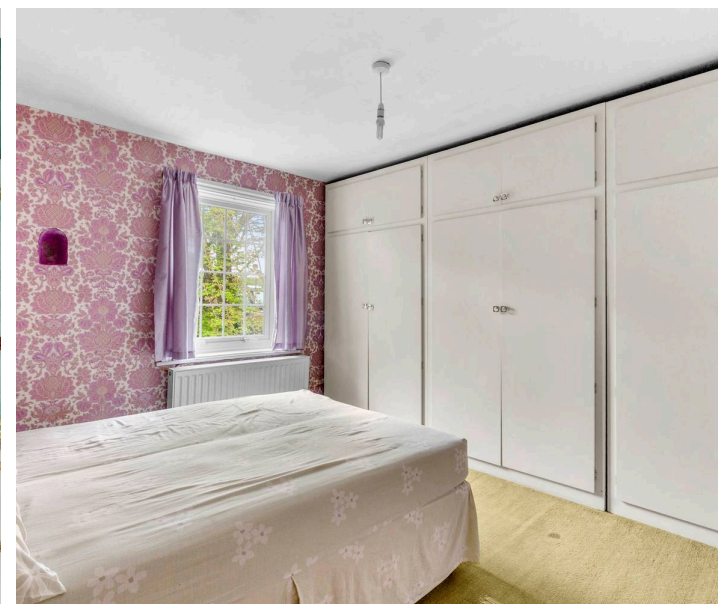
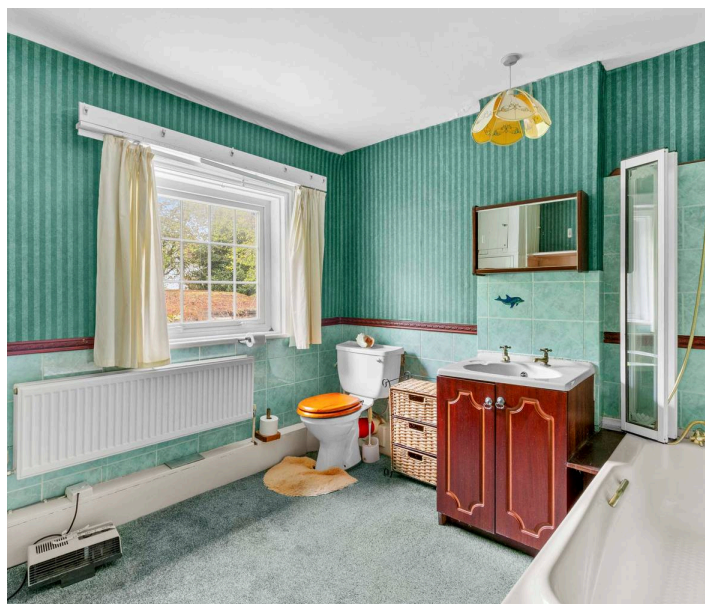
Upstairs, three double bedrooms offer ample accommodation, complemented by a generous family bathroom. Stairs lead from the third bedroom to a versatile attic room, which serves as a fourth bedroom or offers potential for a home office or hobby space.

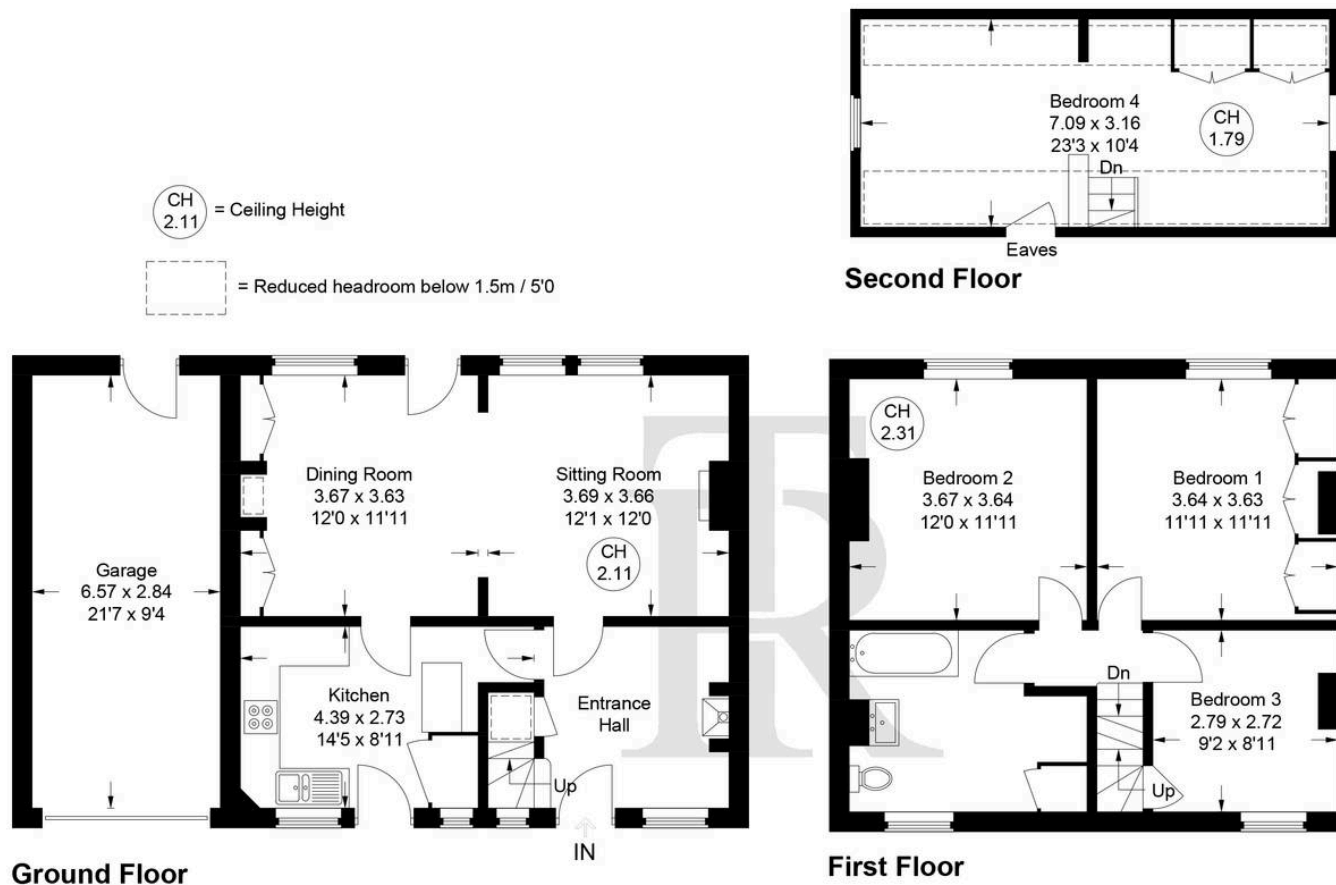
The property benefits from an attached garage measuring 21'7 by 9'4, providing secure parking or additional storage, and there is off-road parking for several vehicles. To the side, a large area offers further scope for extension or the construction of a detached garden room (subject to planning permission).

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: E





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Approximate Gross Internal Area
 Ground Floor = 48.9 sq m / 526 sq ft
 First Floor = 48.5 sq m / 522 sq ft
 Second Floor = 22.3 sq m / 240 sq ft
 Garage = 18.8 sq m / 202 sq ft
 Total = 138.5 sq m / 1490 sq ft

Floor Plan produced for Tim Russ & Company by Media Arcade Ltd ©.
 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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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 £65 (incl. VAT) fee, paid directly to them.
 For more information please visit our website.



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