



Finches Flowers Bottom Lane, Speen - HP27 0SX
£765,000



- Three bedrooms
- Cloakroom and family bathroom
- Kitchen/breakfast room
- Garden room with refurbished timber frame
- Integral garage, driveway parking and private rear garden
- Convenient village setting within walking distance of the local shop and primary school

Speen is a charming and highly regarded Buckinghamshire village, set within the Chilterns Area of Outstanding Natural Beauty, offering an idyllic rural lifestyle surrounded by rolling countryside and scenic walking routes. The village enjoys a strong sense of community and is characterised by attractive period homes, open green spaces and a peaceful village atmosphere. Local amenities include a well-regarded primary school, village hall and church, while more comprehensive shopping, leisure facilities and mainline rail services are available nearby in Princes Risborough and High Wycombe. Despite its tranquil setting, Speen is conveniently positioned for access to surrounding towns and major road networks, making it an ideal location for those seeking countryside living with everyday convenience



Situated in the sought after village of Speen, this spacious three bedroom detached home is within walking distance of the village shop and primary school, and offers approximately 1,500 sqft. of well-balanced accommodation.

The ground floor comprises an entrance hall, cloakroom, kitchen/breakfast room, generous utility room with access to the integral garage, and a dual aspect sitting/dining room with a log burning stove opening into the conservatory with doors onto the rear garden.

Upstairs are three well proportioned bedrooms, two with built-in wardrobes, and a family bathroom. The property also offers excellent potential to extend, subject to the necessary planning permissions.

Outside, the property benefits from driveway parking, an integral garage and an enclosed rear garden, which is mainly laid to lawn with a paved patio and mature planting.

Speen is a popular Buckinghamshire village with a local shop, post office and primary school, whilst Princes Risborough is just a short drive away, offering a wider range of amenities and a mainline station with regular services to London Marylebone.

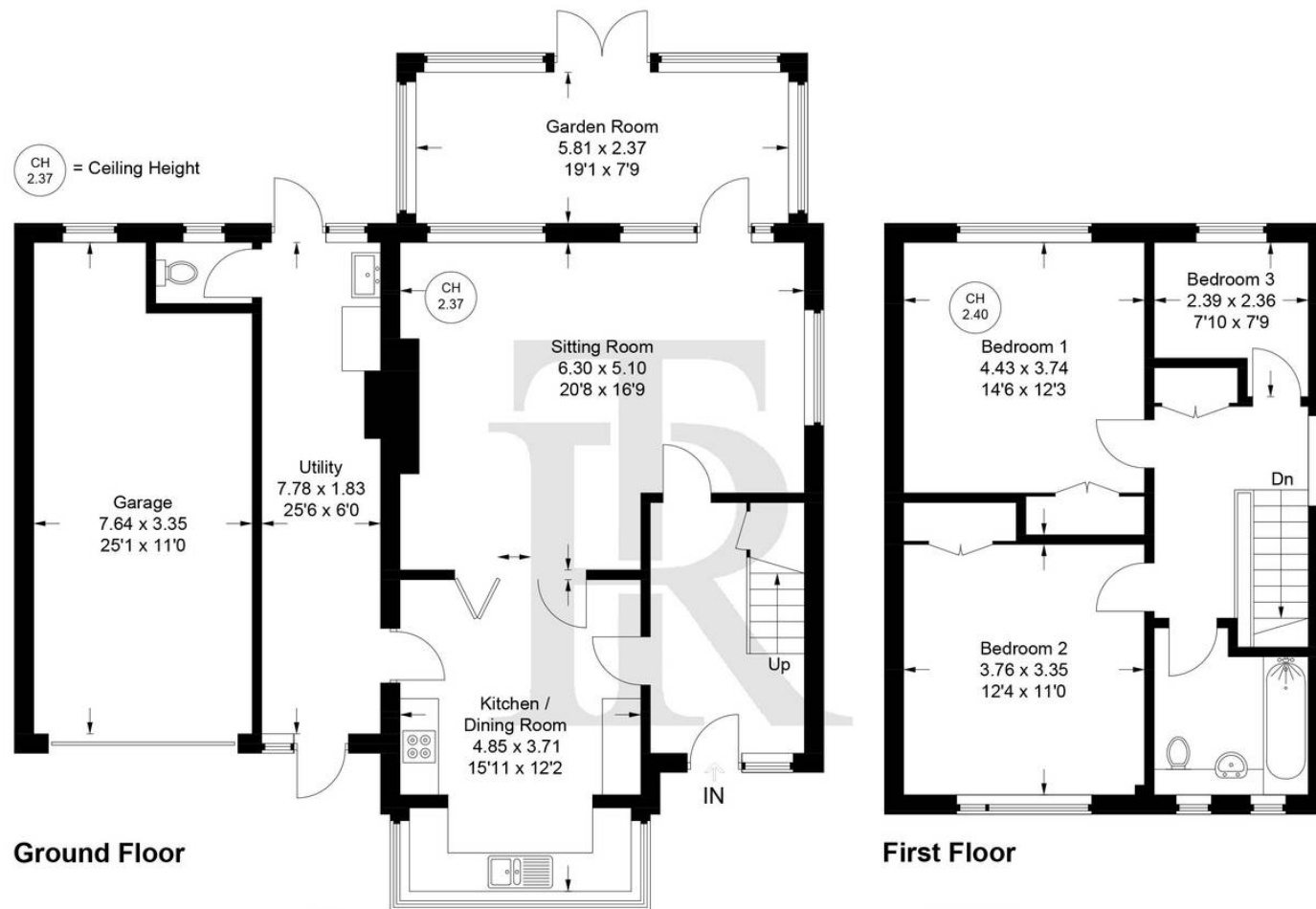
Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: F

EPC Environmental Impact Rating: F





Finches, Flowers Bottom Lane, Speen, HP27 0SX

Approximate Gross Internal Area
 Ground Floor = 117.3 sq m / 1263 sq ft (Including Garage)
 First Floor = 54.1 sq m / 582 sq ft
 Total = 171.4 sq m / 1845 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.



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