



Vine Cottage Main Road

Lacey Green, Princes Risborough

- Charming, extended and unique four bedroom period cottage
- Dating from the 18th Century with character features and contemporary twists
- Four bedrooms, two bathrooms, two reception rooms, kitchen/breakfast room with orangery
- Generous and welcoming entrance hall with double sided log burner to dining room
- Large, private front garden with car barn and secluded rear courtyard garden
- Popular village setting on bus route with pub, village shop, village hall and primary school

Lacey Green is a highly desirable and pretty Chiltern village in an Area of Outstanding Natural Beauty, with a highly regarded primary school, historic church, public house, village hall and a village shop. It's located just south of Princes Risborough which offers a wide range of High Street shopping, leisure facilities and Mainline station into London. The area is renowned for riding and walking being surrounded by open fields and countryside. A very regular bus service links the village to the town of High Wycombe which lies approximately 5 miles away and it is here that the commuter can join the M40 and then the M25 network. Rail links can also be reached from Saunderton (1.5 miles) and, as mentioned, the market town of Princes Risborough (2.5 miles).

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D



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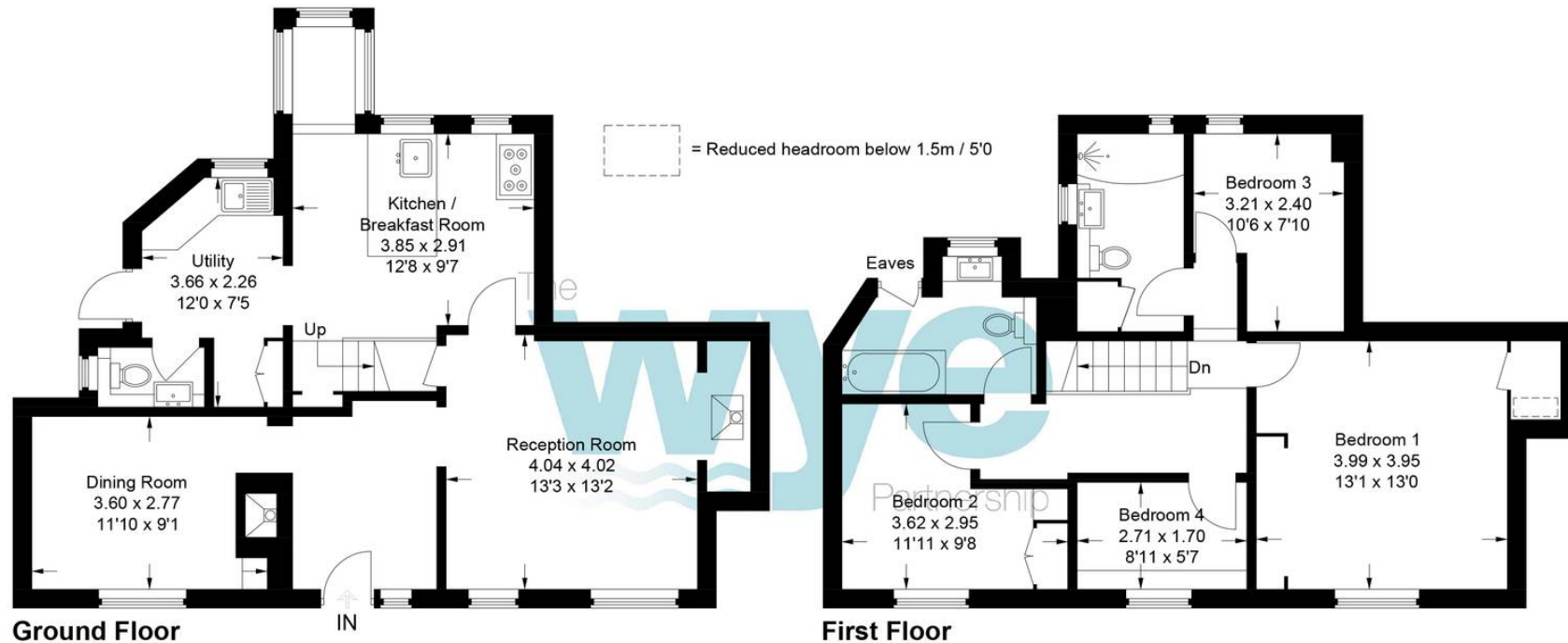
Charming 4-bed 18th-century semi-detached cottage. Period features, modern kitchen, orangery, 2 receptions, 2 baths, private gardens, car barn. Village location near amenities.

This charming and unique four bedroom semi-detached period cottage, dating from the 18th Century, seamlessly blends historic character with contemporary style. The property welcomes you into a generous entrance hall, with oak flooring where a striking double-sided log burner warms both the hall and the adjoining dining room, offering a cosy yet impressive focal point. The interior is thoughtfully extended to provide versatile living spaces, including two elegant reception rooms, each featuring period details such as exposed beams, tiled flooring and latchkey doors. The sitting room has a brick inglenook fireplace with log burner and access to a cellar. The heart of the home is a beautifully appointed kitchen and breakfast room, enhanced by a light-filled orangery, ideal for both family gatherings and entertaining. Upstairs, the four bedrooms offer tranquil retreats, served by two modern bathrooms with stylish fittings. Throughout, contemporary finishes complement the cottage's original features, creating a harmonious balance of old and new. The enclosed and private garden is set mainly to the front with gated access to driveway and car barn, with a lovely courtyard garden to the rear. Set in a popular village location with excellent amenities including a pub, village shop, hall, and primary school, this home is perfect for those seeking a unique blend of heritage, comfort, and modern convenience.



Vine Cottage, Main Road Lacey Green, Princes Risborough, Bucks ,HP27 0QT

Approximate Gross Internal Area
Ground Floor = 63.0 sq m / 678 sq ft
First Floor = 60.1 sq m / 647 sq ft
Total = 123.1 sq m / 1,325 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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