



Rowan Cottages  
Hyde End | Buckinghamshire

£550,000  
Freehold



# Rowan Cottages

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This particularly well presented three double bedroom character cottage is situated on an unusually large West facing plot opposite paddock land. Modernised throughout by the current owners, some of its features include:

- Beautiful family bathroom
- Dual aspect through reception room with open fire and double glazed double doors to rear garden
- LPG gas central heating
- Offstreet parking for several cars
- Garage with additional car port and 7kW electric vehicle charging point
- Approx 150ft West facing rear garden

## GROUND FLOOR

**Entrance hall** – fitted carpet, understairs storage cupboard, stairs rising to first floor, radiator, second storage cupboard.

**Beautifully and comprehensively fitted bathroom/W/C** – a modern matching white suite comprising panelled bath with separate rainwater shower over, low flush W/C, freestanding limestone wash hand basin with rising mixer tap over set on an oak unit with drawer, natural stone floor with LED spa lights, spotlights, chrome vertical heated towel rail, extractor fan.

**Farmhouse style fitted kitchen** – with a range of base units, wall cabinets and display cabinets and wine rack, wooden



worktop with inset one and a half bowl white sink unit and mixer tap, integrated four ring ceramic hob with extractor hood over, built-in double electric fan oven, space for fridge freezer, plumbing for washing machine, water softener, spotlights, ceramic tiled floor, double glazed stable door to West facing rear garden, wall mounted gas central heating boiler.

**Dual aspect through lounge** – sitting area, with solid wood block flooring, open fireplace with exposed brick chimney breast and inset exposed oak mantelpiece with slate hearth,

exposed oak timber beams, wall lights, two radiators, wiring for surround sound system.

**Dining room** – fitted carpet, double glazed double doors to West facing rear garden, exposed oak timber beams, radiator.

## FIRST FLOOR

**Spacious landing** – views across open paddock land, radiator, fitted carpet.



**Bedroom 1** – fitted carpet, radiator, views across West facing rear garden.

**Bedroom 2** – fitted carpet, radiator, views across West facing rear garden.

**Bedroom 3** – fitted carpet, radiator, views across paddock land, access to full boarded loft with power and light via pull down ladder.

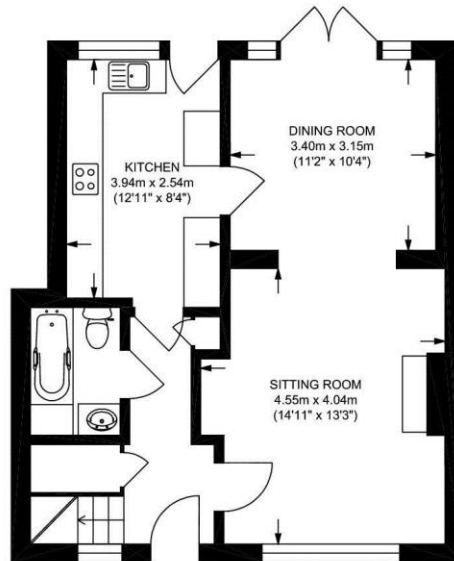
### OUTSIDE

**Front garden** – mainly laid to lawn with neat quarry tiled path to front garden.

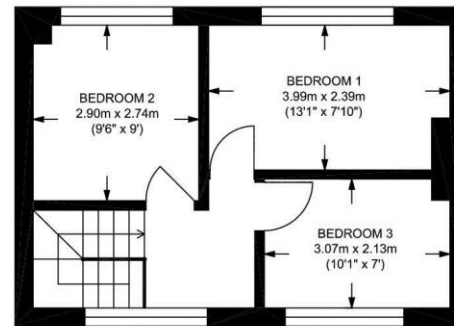
**Rear garden** – secluded large West facing garden of approx. 150ft with decked area, lighting, power and tap, double width plot, mainly laid to lawn with mature shrubs, rose garden, timber shed, rear pedestrian access to parking area with offstreet parking for several cars, single brick and timber garage with electric roller door with carport on site, and 7kW electric vehicle charging point.



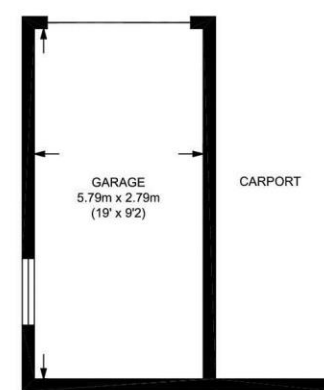
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		71
(55-68)	D		
(39-54)	E	43	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



**GROUND FLOOR**  
GROSS INTERNAL  
FLOOR AREA 569 SQ FT



**FIRST FLOOR**  
GROSS INTERNAL  
FLOOR AREA 347 SQ FT



**GARAGE**  
GROSS INTERNAL  
FLOOR AREA 174 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA 1090 SQ FT / 101 SQ M

All measurements of walls, doors, windows, fittings and appliances, including their size and location, are shown as standard sizes and therefore cannot be regarded as a representation by the seller.



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