



Routes Green

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A rare opportunity to acquire a three bedroom detached period home bursting with character and charm throughout. The cottage sits on a plot which is approximately 0.3 of an acre in size which wraps around the entire property. The cottage also has a share of paddock land located directly opposite which is 0.75 of an acre.

Routs Green, Bledlow Ridge, High Wycombe, Buckinghamshire, HP14 4BB

Guide Price £900,000

DETACHED PERIOD COTTAGE  
THREE LARGE DOUBLE BEDROOMS  
0.3 OF AN ACRE PLOT  
SHARED Paddock LAND - 3/4 OF AN ACRE  
COUNTRY STYLE KITCHEN  
TWO RECEPTION ROOMS  
DINING ROOM  
FAMILY BATHROOM  
HEATED SWIMMING POOL  
LARGE DOUBLE GARAGE  
VILLAGE LOCATION



78 High Street, Princes Risborough, Buckinghamshire, HP27 0AX

**01844 343661**

risborough@bb-estateagents.co.uk





## Bledlow Ridge / Routs Green

The sought after village of Bledlow Ridge is situated in an Area of Outstanding Natural Beauty within the Chiltern Hills. The village provides a local shop and The Boot, a popular Gastro pub.

Bledlow Ridge School provides excellent primary education in the village with Grammar schools nearby at High Wycombe. There are a good range of independent schools in the general area including Godstowe, Wycombe Abbey, St Teresa's, Griffin House School and Pipers Corner.

The nearby towns of Princes Risborough, Chinnor and High Wycombe all offer an excellent range of shopping and leisure facilities whilst for the commuter there are mainline railway stations to London at both Saunderton and Princes Risborough (Marylebone – 35 minutes).

Junction 5 of the M40 is some 5 miles away.





## Description

A rare opportunity to acquire a three bedroom detached period home originally built circa early 1900's. The cottage sits on a plot which is approximately 0.3 acres in size. The cottage also has a share of paddock land located adjacent to the property which is 0.75 of an acre.

Holly cottage was originally two cottages which were originally built around 200 years ago. It was then developed in the early 1900's and was used as a shop between the first and second world wars. This shop provided goods for surrounding villages.

The property accommodation comprises of the following, entrance hallway with a downstairs cloakroom and storage cupboard, a good sized country style kitchen with waist height and eye level cupboards, a built in cooker, integrated fridge, freezer as well as a large larder, two reception rooms both with original fireplaces and a dining room opening through to the conservatory which over looks the garden and swimming pool.

A solid wooden staircase leads you upstairs where you will find three, large double bedrooms all of which are dual aspect with views over looking the gardens, the main bedroom has double depth wardrobes. There is also a family bathroom with roll top bath and a walk in shower.

Outside you will find a secluded, wrap around garden with many borders for planting. There is also a heated swimming pool and patio area, perfect for hosting family and friends during the summer months.

As you enter the the grounds you are greeted by a large graveled driveway with parking for multiple vehicles as well as large, timber built garage. The garage is double length and is a fantastic space for storing any classic cars or for any buyers who run a business which requires lots of storage.

The sale of this cottage also comes with a share of the paddock land which is located adjacent to the property. Please contact us directly to discuss the paddock land as we can provide more details.

Other notable features include, mains gas central heating system & double glazed windows throughout







## General Remarks and Stipulations

### Tenure

Freehold

### Post Code

HP14 4BB

### Services

Mains gas central heating, drainage, electric & water.

### Viewing

Strictly by appointment with Bonners & Babingtons

### EPC Rating

D

### Fixtures and Fittings

Via separate negotiations

### Local Authority

Buckinghamshire Council

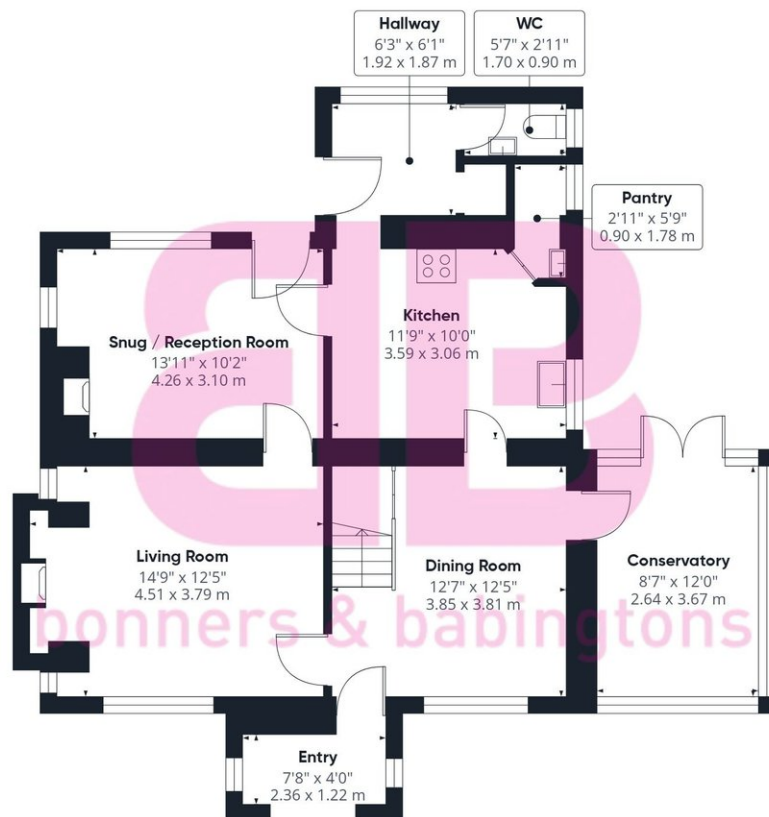
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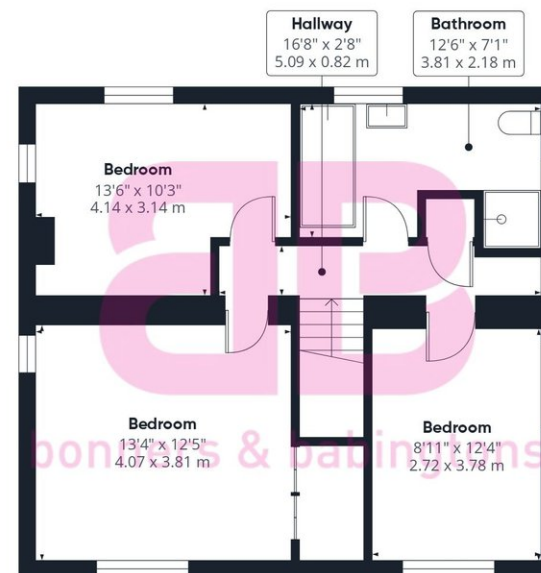
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2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Bonners & Babingtons have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.





Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area<sup>(1)</sup>

2037 ft<sup>2</sup>

189.24 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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