



Fair View Cottage Fairview Lane, Flackwell Heath

£800,000



Robertsons



# Fair View Cottage Fairview Lane

Flackwell Heath, High Wycombe

A link detached cottage quietly situated in this private no through lane. The property boasts a private drive, 152' rear garden and enjoys stunning views over adjoining countryside. The original 1800s cottage has been tastefully extended to reveal period features and support modern, free flowing, family living. Three first floor bedrooms, Gas central heating, Double glazing, Garage and parking, Gardens. The property is conveniently situated for access to Junction 3 of the M40 and offer potential to extend subject to the relevant planning permission.

## Dining room

Fireplace with cast iron wood burner, radiator, two windows to front, dimmer switch, stairs to first floor with clever under stairs storage cupboard, beamed ceiling

## Bathroom

White suite comprising panelled bath with mixer tap and shower attachment, low level W.C., wash hand basin, part tiled walls, tiled flooring, windows to front and rear

## Kitchen/Breakfast room/Sitting room

Fitted with a range of eye and base level units incorporating sink unit with mixer tap, space for range oven with extractor over, space for fridge/freezer, central island with seating and 'Belfast' sink', radiator, double doors to garden, tiled flooring, part exposed brick wall

## Study

Radiator, cupboard housing gas fired central heating boiler, window to front







#### **Family room/Bedroom 4**

Radiator, window to side

#### **Shower room**

Shower cubicle housing fitted shower unit, low level W.C., wash hand basin with mixer tap and cupboards under, radiator/heated towel rail, tiled flooring, down lighters, part tiled walls, window to front

#### **First floor**

##### **Landing**

Beamed ceiling, window to side

##### **Bedroom 1**

Radiator, window over looking garden with lovely countryside views

##### **Bedroom 2**

Bespoke built in storage and wardrobes, radiator, window to front

##### **Bedroom 3**

Radiator, exposed original period beams, window to side

#### **Front garden/Parking**

A driveway provides parking for two/three cars in front of the garage, private gated entrance with pretty courtyard front garden, which leads directly to the back of the property.

#### **Garage**

With metal up and over door, light and power

#### **Rear garden**

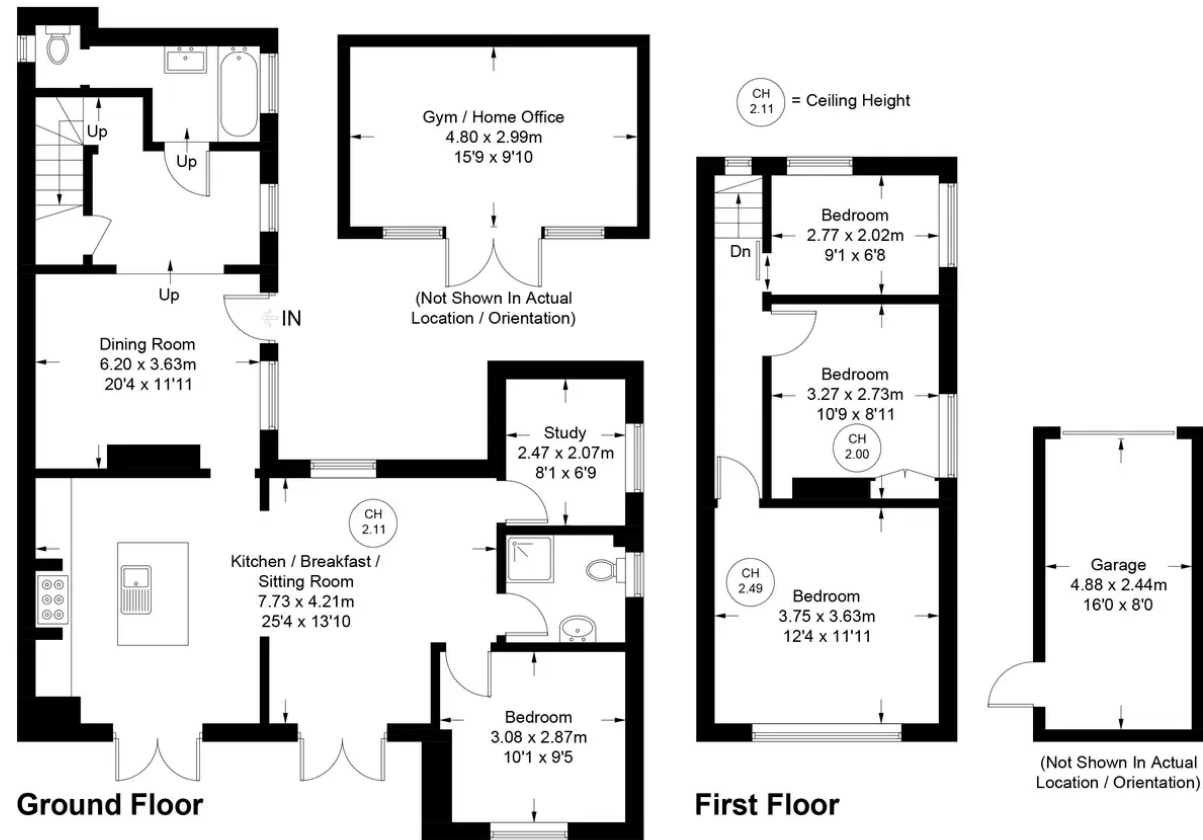
A paved patio leads to the remainder of garden which is laid to lawn. All is enclosed by mature hedging and panelled fencing. The garden enjoys a sunny south facing aspect and extends to 152', and private, level, fire pit/BBQ area.

#### **Home office/Gym**

With light and power



Approximate Gross Internal Area  
 Ground Floor = 76.6 sq m / 824 sq ft  
 First Floor = 34.3 sq m / 369 sq ft  
 Garage / Gym / Home Office = 26.3 sq m / 283 sq ft  
 Total = 137.2 sq m / 1476 sq ft



Floor Plan produced for Robertsons by Media Arcade ©.  
 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.



**Robertsons**