



Westfield Cottage,  
West Lane, Bledlow, Buckinghamshire  
HP27 9PF

Guide Price £1,200,000

**RB** REASTON BROWN



## Charming Three-Bedroom Cottage on Nearly 3 Acres, Backing Onto Open Countryside With Stables, Paddocks, Orchard, and Development Potential (STPP). No Chain.

**Westfield Cottage** is a charming three-bedroom property set within a nearly 3-acre plot, offering both a tranquil retreat and significant development potential. The existing stables and paddocks present a unique opportunity for permitted development, allowing for the possibility of converting the stable area into a separate dwelling, subject to planning permission, making this an exceptional investment opportunity. The cottage itself features a delightful flint and brick exterior, with ample off-road parking and a welcoming front porch. Inside, you will find a cosy living room with an exposed brick fireplace and log burner, and a bright dining room leading to a well-equipped kitchen and breakfast room with solid wood cabinetry and modern appliances. A very large utility room adds to the practicality of the home, while a downstairs shower room offers added convenience. The sitting room, with exposed beams and brick fireplace, opens to the patio and garden, and also provides access to a downstairs bedroom with an ensuite bathroom. Upstairs, the master bedroom features double built-in wardrobes and scenic views, while the second bedroom offers ample storage with multiple built-in wardrobes. A family bathroom with neutral décor completes the upper floor. The extensive grounds include stables with power, light, and water, an orchard with mature trees, paddocks, and sweeping gardens filled with mature flowerbeds. A large four-vehicle garage, capable of accommodating a horsebox or mobile home, adds to the property's versatility. This idyllic country retreat not only offers modern comfort and rustic charm but also the rare potential to develop further, making Westfield Cottage a truly unique sanctuary. Private Drainage and Oil Central Heating EPC Rating: F Council Tax Band: G

### Situation

Bledlow is a charming village in Buckinghamshire, located at the foot of the Chilterns, an Area of Outstanding Natural Beauty. Known for its historical charm, the village features the 12th-century St. Mary's Church and traditional cottages built from local flint and brick. Bledlow offers a strong sense of community with amenities like The Lions of Bledlow pub, and numerous walking trails that showcase the stunning countryside. The village is in the catchment area for several well-regarded schools, with options nearby in Princes Risborough and Thame. Commuters benefit from the Princes Risborough railway station, which provides fast train services to London Marylebone in just 34 minutes. The M40 motorway is also easily accessible, offering excellent road links to major cities. Bledlow's blend of rural beauty, historical significance, and modern convenience makes it an appealing place to live in Buckinghamshire.

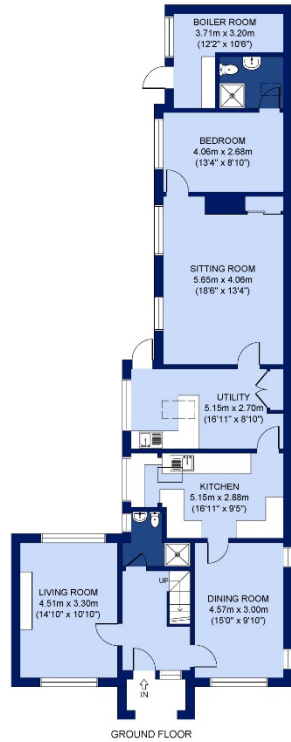
*The property comprises the following with all dimensions being approximate only. Please note that Reaston Brown has not tested appliances or systems and no warranty as to condition or suitability is confirmed or implied. Any prospective purchaser is advised to obtain verification from their Surveyor or Solicitor.*



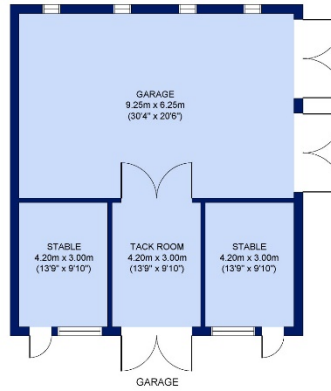








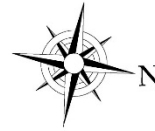
Cottage  
Approx. Gross Internal Floor Area  
1733 Sq Ft / 161 Sq M



Outbuildings  
Approx. Gross Internal Floor Area  
1066 Sq Ft / 99 Sq M

APPROX. GROSS INTERNAL FLOOR AREA 2799 SQ FT / 260 SQ M  
WESTFIELD COTTAGE, WEST LANE, BLEDLow, HP27 9PF

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



*Viewing is Strictly by Appointment through Reaston Brown*

**www.reastonbrown.co.uk** Email: **sales@reastonbrown.co.uk**  
 94 High Street . Thame . Oxfordshire . OX9 3EH Tel: +44(0) 1844 260626  
 2-4 Windmill Road, Headington, Oxford, OX3 7BU Tel : +44(0) 1865 308855  
 119-121 Park Lane . London . W1K 7AG. Tel : +44(0) 207 079 1589



*Sales, Lettings, Commercial & Chartered Surveying*

