



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

To Let £2,500 pcm

RB REASTON BROWN

Westfield Cottage Is a Charming Three-Bedroom Property With Spacious Grounds, Stables, and an Orchard. It Offers Modern Comforts, Rustic Charm, and a Tranquil Countryside Retreat. Additional Land Is Available Separately

Westfield Cottage is a delightful three-bedroom property set on a generous plot, with additional land available through separate negotiation. It offers a peaceful escape with ample off-road parking and a welcoming front porch. Inside, the cosy living room features an exposed brick fireplace and log burner, while the bright dining room leads to a well-equipped kitchen and breakfast area, complete with solid wood cabinetry and modern appliances. A spacious utility room enhances the home's practicality, and a convenient downstairs shower room is also available.

The charming sitting room, with exposed beams and a brick fireplace, opens onto the patio and garden, providing a perfect space for relaxation. It also offers access to a downstairs bedroom with an ensuite bathroom. Upstairs, the master bedroom boasts double built-in wardrobes and scenic views, while the second bedroom offers extensive storage with multiple built-in wardrobes. A tastefully decorated family bathroom completes the upper floor.

The expansive grounds feature two powered stables with water and light, an orchard with mature trees, and beautifully landscaped gardens with established flowerbeds. Westfield Cottage seamlessly combines modern comforts with rustic charm, making it a truly unique and idyllic countryside retreat. EPC Rating: F (work is being done to bring it up to a E rating). Council Tax Band: G.

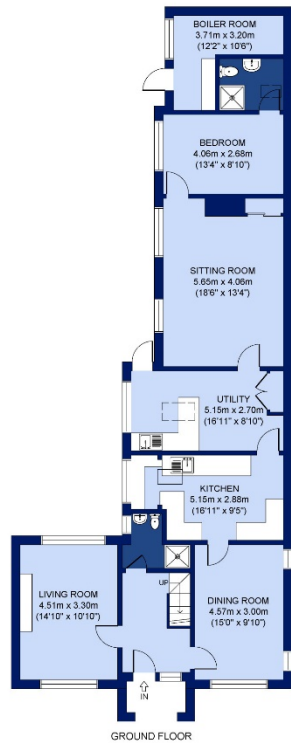
Situation

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.



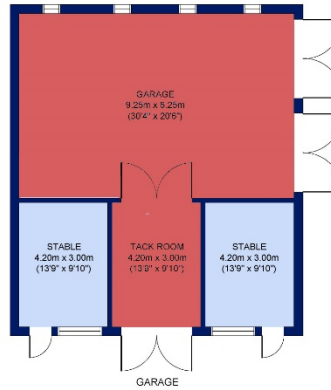




Cottage
Approx. Gross Internal Floor Area
1733 Sq Ft / 161 Sq M



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

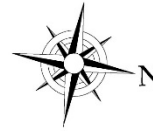


APPROX. GROSS INTERNAL FLOOR AREA 2799 SQ FT / 260 SQ M
WESTFIELD COTTAGE, WEST LANE, BLEDLow, HP27 9PF

- Area In Red Retained By Landlord



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.



Costs:-

Holding Deposit 1 week's rent (calculated as monthly rent x 12 ÷ 52)

Rent in advance = One Months Rent

Deposit 5 week's rent (calculated as monthly rent x 12 ÷ 52 x 5)

If you withdraw, provide misleading information on you pre application form or withhold/delay the referencing process you may forfeit your holding deposit

Viewing is Strictly by Appointment through Reaston Brown

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