



Floyds Farm Cottage, Main Road,
Lacey Green,
Buckinghamshire, HP27 0QU

Guide Price £660,000

RB REASTON BROWN

A Charming Three Bed Period Cottage, With Cottage Garden, Situated In A Desirable Village, In The Chilterns Hills, Close To Woodlands and Many Picturesque Walks. Country Pubs, Nearby Village Stores And Outstanding Ofsted Rated Local Village School.

Floyds Farm Cottage is a charming property that radiates character and warmth, enhanced by beautifully renovated original beams and a fresh white palette. Upon entering, you're welcomed by stunning beams, a lovely wooden floor, and a large inglenook fireplace that serves as a captivating focal point in the living area. The dining area flows seamlessly and is illuminated by three windows, filling the space with natural light.

The inviting kitchen is both charming and practical, boasting a tiled floor, wooden floor and wall units, an integral cooker, and a microwave. Additional conveniences include a dishwasher, stainless steel sink, and electric hob. A stable door opens to the garden, offering picturesque views across the valley.

Upstairs, a landing leads to three bedrooms. The master bedroom, slightly larger, faces the back and showcases beautiful views of the garden. The second bedroom is situated at the front. The third bedroom includes a skylight that overlooks the side garden. This floor is completed by a family bathroom equipped with a bath, sink, and toilet.

There is ample outdoor space for relaxation and gardening. Lush green grass and vibrant flower beds frame the garden, with a stepping stone path leading to a rustic wooden shed. A small vegetable patch sits beside the shed, providing a peaceful and serene atmosphere. Additionally, a summer house equipped with electricity provides an ideal setting for a home office. EPC: D Council Tax: E

Situation

Lacey Green is a delightful Buckinghamshire village, with all amenities, a nearby convenience store, a thriving church, and a sought-after Outstanding Ofsted primary school, also a sports club, village hall and two pubs. Pipers Corner school is in the nearby Village of Prestwood, there is also access to the Aylesbury Grammar Schools and the secondary school in nearby Princes Risborough. Lacey Green has an Iconic Smock mill that dates to 1650 and is the oldest mill in England. The village also benefits from two Pubs, one being the Pink & Lily which is in the same Hamlet. There are several walks across the quintessential English countryside and lots of areas of woodland to explore. Transport links are from nearby Princes Risborough station:- London Marylebone can be reached in 50 minutes and the M40 junction is just 7.6 miles away, providing links to London the Midlands and the North.

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.







Sales, Lettings, Commercial & Chartered Surveying

www.reastonbrown.co.uk Email: sales@reastonbrown.co.uk
 94 High Street . Thame . Oxfordshire . OX9 3BH 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

Viewing is Strictly by Appointment through Reaston Brown



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.

Approx. Gross Internal Floor Area 1208 Sq Ft / 273 Sq M (inc Outbuildings)
 Floyds Farm, Main Road, Lacy Green, Buckinghamshire, HP27 0QU

