



West View Cottage, Studridge Lane, Speen

£950,000



# West View Cottage, Studridge Lane

Speen, Buckinghamshire

A beautiful cottage quietly situated in the heart of this picturesque village. The property has been significantly improved in recent years but still retains much of its original character. Entrance lobby, Sitting room with wood burner, Snug, Study, Living/Dining room, Kitchen, Utility, Shower room, Impressive main bedroom with vaulted ceiling and en suite Bathroom/Shower, Two further bedrooms, Family Bathroom, Gas central heating (LPG), Double glazed, Parking for two cars, Pretty front garden, Rear courtyard garden.

## Entrance porch

Door to Sitting room

## Sitting room

Attractive fireplace with beam over, bread oven and cast iron wood burner, beamed ceiling, wall beams, window to front

## Snug

Double doors to garden, down lighters, door to Study

## Study

With fitted storage and desk, built in shelved cupboard, door to front

## Living/Dining/Family room

Stairs to first floor with under stairs storage, four wall light points, oak flooring, dimmer switch, downlighters, two windows to front, two windows to side

## Kitchen

Fitted with a range of eye and base level units incorporating Belfast sink unit with mixer tap, Aga, built in fridge/freezer, cupboard housing wall mounted Worcester gas fired central heating boiler, tiled flooring, part tiled walls, down lighters, double doors to garden, slimline dishwasher, window to rear





### Utility room

Fitted with a range of units incorporating Belfast sink unit with mixer tap, space and plumbing for washing machine, space for dryer, tiled flooring, part tiled walls, down lighters, door to side, window to rear

### Shower room

Shower cubicle housing fitted shower unit, low level W.C., wash hand basin, tiled flooring, down lighters, window to rear

### Landing

Beamed ceiling, built in shelved storage cupboard

### Bedroom 1

With vaulted ceiling, radiator, fitted double wardrobe, range of fitted wardrobes, dimmer switch, three wall light points, two windows to front, window to rear

### En suite

Luxury en suite comprising roll top bath with mixer tap and shower attachment, low level W.C., wash hand basin with cupboards under, corner shower cubicle with fitted rainfall shower, part tiled walls, tiled flooring, circular window to side, velux window to rear, heated towel rail, shaver point

### Bedroom 2

With beamed ceiling, radiator, dimmer switch, window to front

### Bedroom 3

Radiator, beamed ceiling, dimmer switch, window to front

### Bathroom

White suite comprising panelled bath with mixer tap and shower over, low level W.C., wash hand basin, radiator/heated towel rail, down lighters, tiled flooring, part tiled walls, window to rear

### Front garden/Parking

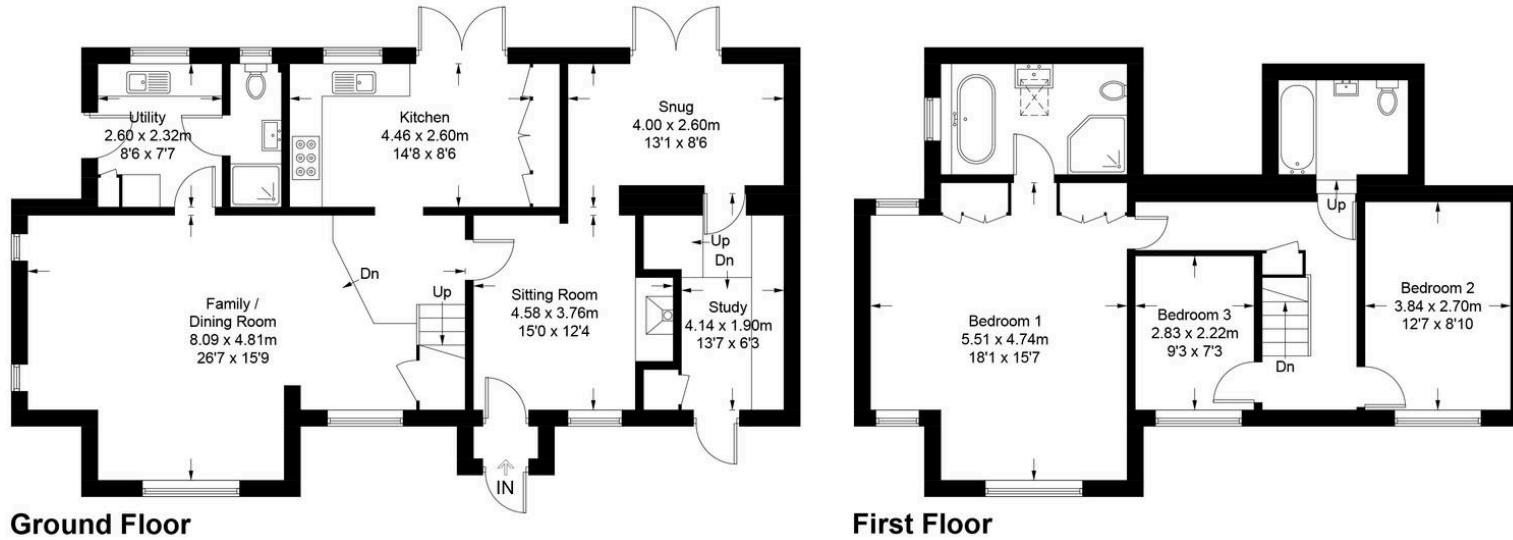
A pretty front garden, extending to 48' x 39' which is mainly laid to lawn with well stocked flower and shrub borders. All is enclosed by picket fencing and hedging. Parking for two cars.

### Rear garden

A delightful courtyard garden with raised flower and shrub borders. There is a central feature well and a timber shed.



Approximate Gross Internal Area  
Ground Floor = 92.6 sq m / 997 sq ft  
First Floor = 64.0 sq m / 689 sq ft  
Total = 156.6 sq m / 1686 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.

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