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Vine Cottage
Main Road, Lacey Green, HP27 0QT

Vine Cottage

Vine Cottage is an extended, 18th century, four-bedroom, semi-detached brick & flint cottage with a detached car barn and separate store, on a 0.3-acre plot in the heart of the village Lacey Green. Vine Cottage is a traditional, charming, cosy home, with painted elevations and dates to the 1700s. The current owners during their time have replaced most windows and all doors in the home improving energy efficiency, modernised some of the internal features for more ergonomic living whilst maintaining the beams and character features throughout.

Ground Floor

Entrance Hallway

Dining Room

Living Room

Kitchen

Reading Nook

Downstairs Cloakroom

Utility

First Floor

Landing

Principle Bedroom

Three Further Bedrooms/ Two Family Bathrooms

Outside

Off-Street Parking

Double Garage With Store To Rear

Ev Off-Street Parking

Double Garage With Store To Rear

Patio To Rear







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The cottage had a two-storey side extension in 2004 which is sympathetically in keeping with the original section. A detached oak framed double car barn was added in 2011.

Walking in the front door the light airy space will be apparent from the offset. Two reception rooms are on either side both with working log burners, walking around there is the updated kitchen and breakfast bar leading to the reading nook/orangery, utility, and downstairs cloakroom. The first-floor landing leads to the principal bedroom and three further bedrooms, and two family bathrooms.

The property is set back from the road beyond trees and hedging and has gated off street parking for up to five cars. The detached, double car barn has space for two cars and there is power connected and outside lighting. To the rear is a connected store. The front garden is mostly lawn with some fruit trees and hedging. There is side access to a secluded, fully paved rear garden which is enclosed with fencing.

Lacey Green has footpaths and bridleways and a bus service to High Wycombe and Aylesbury. There are The Black Horse and The Whip Inn public houses, a village hall and Church of England primary school. The property is in catchment for Princes Risborough secondary school, and grammar schools in Aylesbury or High Wycombe.

Freehold Notes

Council Tax band F. EPC band C

Agents Note

We may refer you to recommended providers of ancillary services such as Conveyancing, Financial Services, Insurance and Surveying. We may receive a commission payment fee or other benefit known as a referral fee) for recommending their services. You are not under any obligation to use the services of the recommended provider. The ancillary service provider may be an associated company of AIG (KH) Ltd T/A JNP.

AML Disclaimer

Please note it is a legal requirement that we require verified ID from purchasers before instructing a sale. Please also note we shall require proof of funds before we instruct the sale, together with your instructed solicitors.



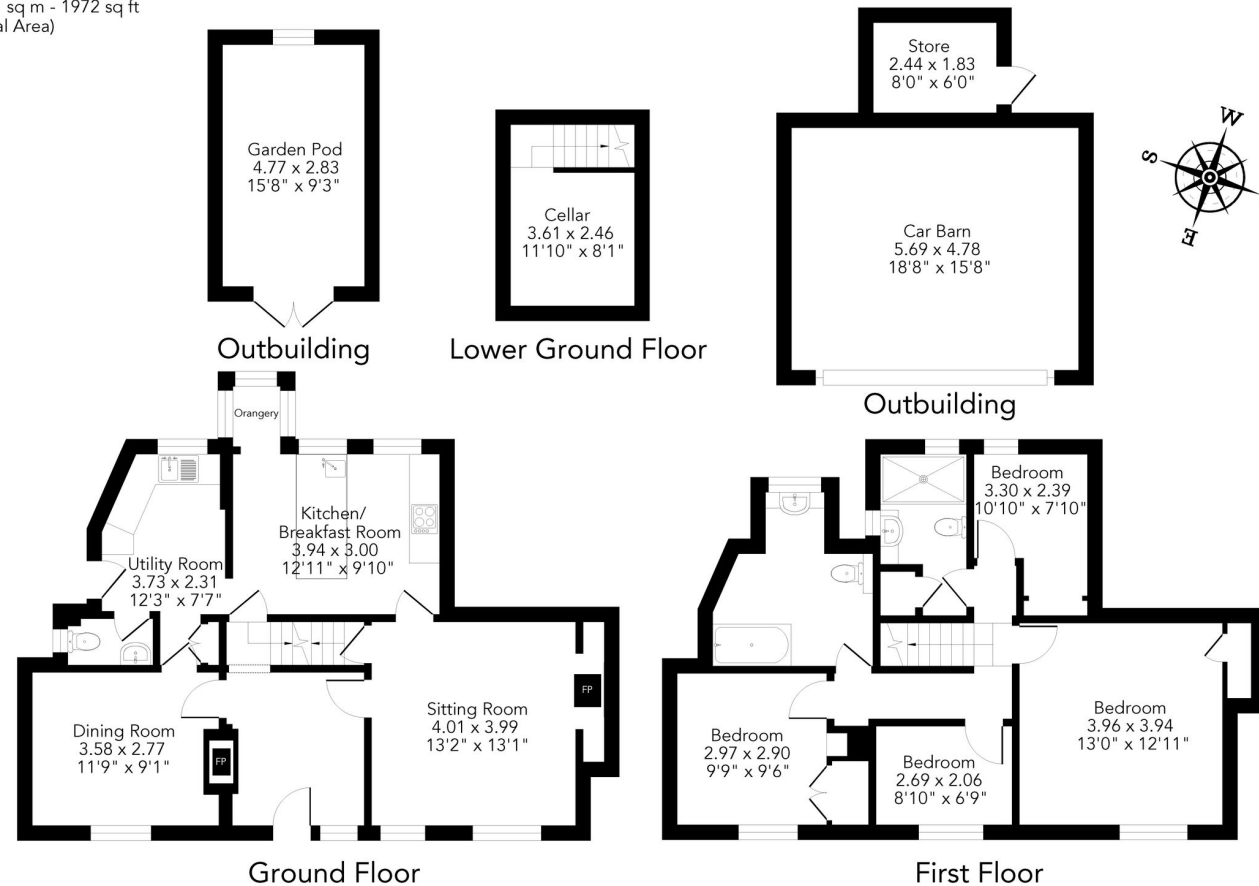


APPROXIMATE FLOOR AREA

House - 137.20 sq m - 1477 sq ft
Outbuilding - 46.01 sq m - 495 sq ft
Total - 183.21 sq m - 1972 sq ft
(Gross Internal Area)

NOT TO SCALE

This plan is for illustration purposes only



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken 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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