



 FINE & COUNTRY

Chegwyn
Main Road, Lacey Green, HP27 0PL

CHEGWYN

Situated in the heart of the highly regarded village of Lacey Green, this home presents an exciting opportunity for buyers looking to create a substantial and individual family home in a desirable Buckinghamshire setting.

Full refurbishment required

Impressive 0.2 acre plot

Highly regarded Lacey Green village location

Approximately 1,392 sq ft of existing accommodation

Three double bedrooms

Two reception areas plus separate study

Significant potential for extension and reconfiguration (STPP)

Garage and driveway providing off-road parking

Established gardens

An ideal opportunity for renovation and creation of a bespoke family home







Occupying an impressive 0.2 acre plot, the property currently provides approximately 1,392 sq ft of accommodation and offers an exciting foundation from which to create something truly special. While the property requires full modernisation and improvement, the combination of its existing accommodation, attractive village setting and substantial plot provides considerable scope for enhancement and potential extension, subject to the necessary planning permissions and consents.

The ground floor offers a versatile arrangement, comprising a spacious sitting room, separate dining area, kitchen and study, while the first floor provides three bedrooms, including a particularly generous principal bedroom, together with the family bathroom. For those with vision, the property's greatest appeal lies in the opportunity to reimagine and extend the existing home. The substantial 0.2 acre plot provides an excellent canvas for those looking to create a larger and more contemporary family residence, potentially incorporating additional living accommodation, improved garden space and modern family requirements, subject entirely to planning permission. The existing garage and driveway provide useful off-road parking and storage, while the established grounds offer a leafy and private setting with considerable potential for landscaping.

Lacey Green is a particularly desirable Buckinghamshire village, surrounded by beautiful Chiltern countryside and offering a strong sense of community. The nearby market town of Princes Risborough provides an excellent range of everyday amenities, schools, shops, restaurants and transport connections, including rail services towards London.

The property is therefore likely to appeal to purchasers seeking something beyond a conventional ready-made home - an opportunity to create a bespoke village residence on a substantial plot in a highly regarded location. Whether the intention is to sympathetically renovate the existing property or explore the potential for a significant extension and reconfiguration, this is an exciting opportunity for a buyer with vision.

Agents Note

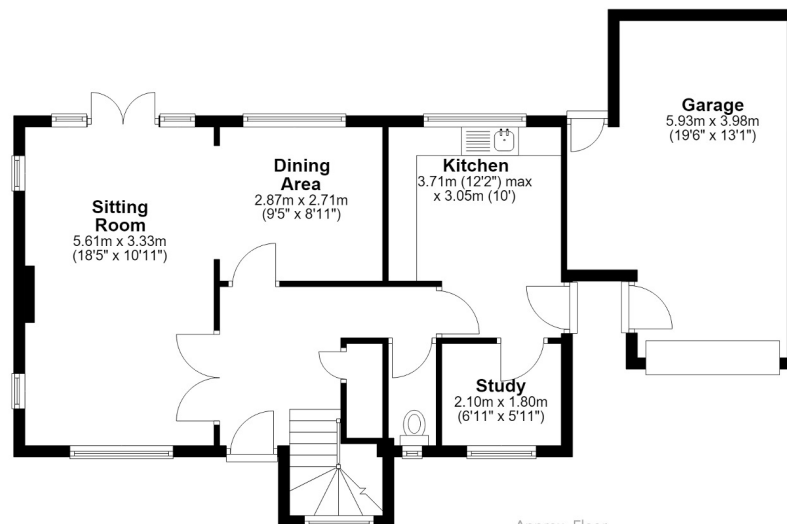
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AML Disclaimer

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.

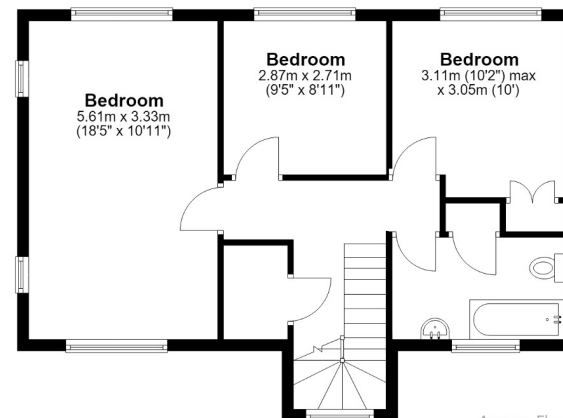






Approx. Floor
Area 802 Sq.Ft.
(74 Sq.M)

Ground Floor



Approx. Floor
Area 590 Sq.Ft.
(55 Sq.M)

First Floor

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The approximate total area for the elements of the property represented on the floorplan is 129 SqM (1392 Sq.Ft)

Princes Risborough, Buckinghamshire, HP27 0PL

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