



 FINE & COUNTRY

Smock Farthing
Studridge Lane, Speen, HP27 0SA

SMOCK FARTHING

A substantial and characterful four-bedroom detached cottage, enviably positioned along the highly regarded Studridge Lane in the sought-after village of Speen, near Princes Risborough. Occupying a generous and private plot, this attractive home enjoys a wonderful semi-rural setting, surrounded by the beautiful Buckinghamshire countryside, whilst remaining within easy reach of the amenities and excellent transport connections of Princes Risborough.

NO CHAIN

Substantial Brick and Flint cottage

Approximately 1,507 sq ft of accommodation

Highly regarded village of Speen

Spacious lounge and separate dining room

Well-appointed kitchen/breakfast room with garden access

Four well-proportioned bedrooms

Private mature gardens and generous plot

Driveway parking and detached double garage







A substantial and characterful four-bedroom detached cottage, enviably positioned along the highly regarded Studridge Lane in the sought-after village of Speen, near Princes Risborough. Occupying a generous and private plot, this attractive home enjoys a wonderful semi-rural setting, surrounded by the beautiful Buckinghamshire countryside, whilst remaining within easy reach of the amenities and excellent transport connections of Princes Risborough. From the moment you arrive, there is a feeling of space and tranquillity. The generous entrance hall sets the tone for the accommodation and provides access to the principal reception rooms, creating a layout that works equally well for family life and entertaining. The main sitting room is a particularly inviting space, enjoying excellent natural light and a pleasant outlook, with plenty of room for comfortable seating and relaxation. A separate dining room provides an ideal setting for family meals and more formal occasions, whilst also offering the flexibility to adapt the space to suit individual requirements.

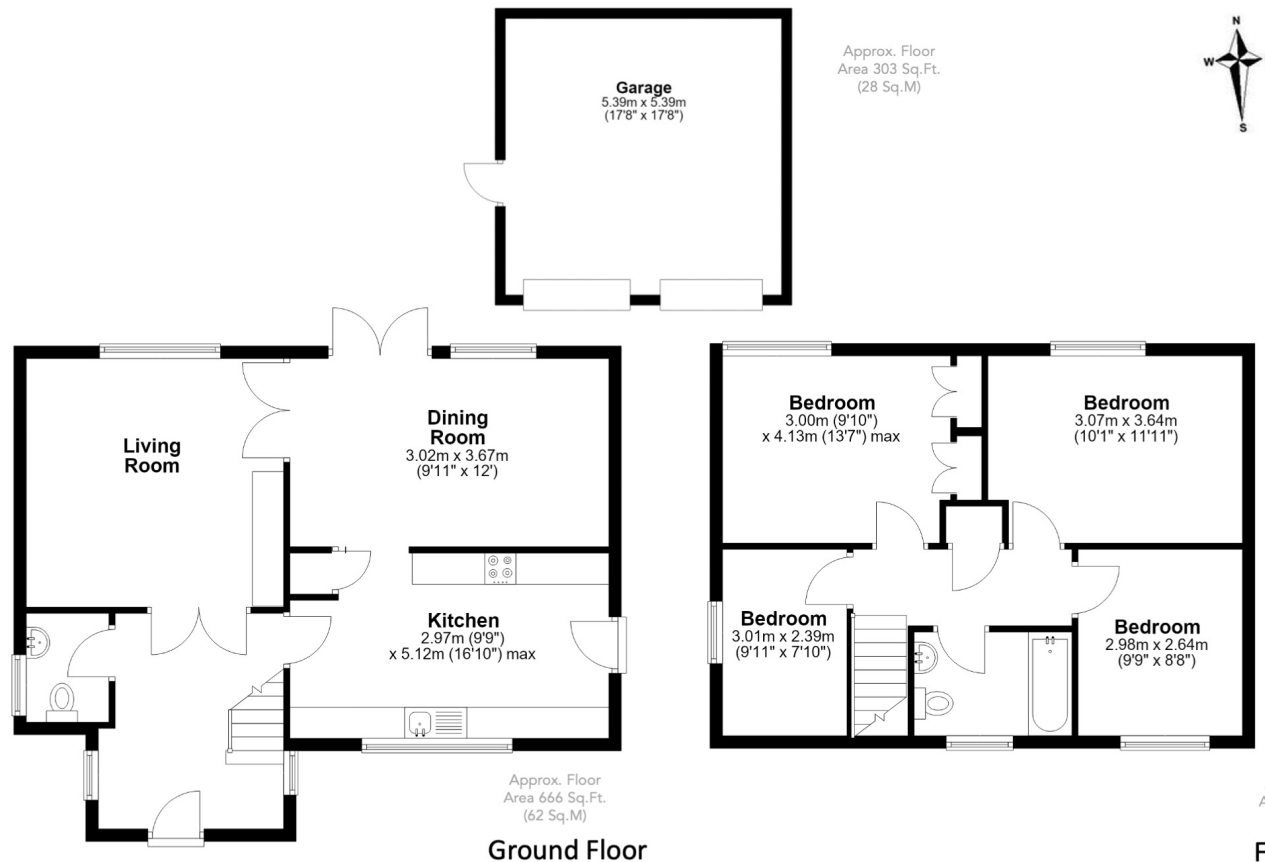
At the heart of the home is the kitchen/breakfast room, which is well arranged with a good range of storage and preparation space. With views across the gardens and direct access to the outside, this is a lovely everyday space that naturally connects the house with its surrounding gardens. Whether enjoying a morning coffee, preparing family meals or entertaining guests, the room has a particularly pleasant outlook and feel. The first floor continues with four well-proportioned bedrooms, making this an ideal home for a growing family or those requiring additional space for guests and home working. The principal bedroom enjoys a pleasant outlook and benefits from useful built-in storage, whilst the remaining bedrooms are served by a well-appointed family bathroom. Outside, the gardens are undoubtedly one of the home's most appealing features. The generous plot provides a wonderful degree of privacy, with mature planting and established greenery creating a peaceful and secluded environment.

There is plenty of space for outdoor seating, entertaining and family enjoyment, whilst the surrounding countryside further enhances the sense of space and rural tranquillity. To the rear, a substantial driveway provides off-road parking for several vehicles and leads to a double garage, offering excellent additional storage and practical space for those with multiple vehicles, hobbies or equipment. The location is a real highlight. Studridge Lane is particularly sought after for its peaceful countryside setting, whilst Speen itself retains the charm of a traditional Buckinghamshire village. The surrounding Chiltern countryside provides an abundance of scenic walks, bridleways and opportunities to enjoy the outdoors, while nearby Princes Risborough offers a comprehensive range of everyday amenities including independent shops, cafés, restaurants, pubs and schooling. For commuters, Princes Risborough railway station provides direct services to London Marylebone, making it possible to enjoy the benefits of a rural village lifestyle without being isolated from the capital. Combining generous accommodation, a substantial private plot and an enviable semi-rural location, this is a rare opportunity to acquire a four-bedroom detached home in one of the area's most desirable countryside settings.

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.







The approximate total area for the elements of the property represented on the floorplan is 140 SqM (1507 Sq.Ft)

FINE & COUNTRY

Studridge Lane, Speen, Buckinghamshire, HP27 0SA

This floor plan provided by Expert Survey Solutions Ltd is for indicative guidance only. Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. Details shown on this floorplan including all measurements, areas and proportions cannot be guaranteed by either the provider or marketing estate/letting agency and should not be relied upon. If there is any area where accuracy is required, please contact the appropriate agent for clarification.

FINE & COUNTRY

AGENTS NOTE: All measurements are approximate and quoted in imperial with metric equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.

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 Fine & Country.



Fine & Country South Buckinghamshire
Tel: 01844 343131

Belmont House, 1 Market Square, Princes Risborough,
Buckinghamshire, HP27 0AP

www.fineandcountry.com



 **FINE & COUNTRY**