



Kiln Lane, Lacey Green, Princes Risborough, Buckinghamshire, HP27 0PT

Asking Price | £765,000

Property Features

- Extended Detached Home
- South Bucks Village Location
- 5 Bedrooms
- Modern Fitted Kitchen
- Living Room and Separate Dining Room
- Conservatory
- 2 Cloakrooms
- Large Utility Room
- Low Maintenance Gardens
- EPC - C

Full Description

Nestled in the heart of Lacey Green, Holly Tree Cottage presents an exceptional opportunity to embrace a lifestyle of comfort and flexibility. This charming property has been thoughtfully extended to provide versatile and flexible accommodation, set within one of Lacey Green's most desirable locales.

Upon entering, you are greeted by the entrance hall which leads into the spacious living room. The living room boasts an ambiance of relaxation, enhanced by an open fireplace and double doors that open onto a delightful conservatory, flooding the space with natural light. The modern kitchen is complete with fitted appliances and the adjacent dining room provides an ideal setting for gatherings and entertaining. Additionally there is an inner lobby with additional kitchen cupboards and ample worktop space. The converted garage provides more useful space and is currently being used as a laundry room to utilise the wooden pulley clothes airer. Two downstairs cloakrooms ensure practicality and convenience.

The sleeping quarters of the property are equally impressive, comprising four bedrooms situated to one side of the house. A modern family bathroom caters to the needs of residents, while bedroom 2/family room, accessed via a separate staircase, boasts a unique vaulted ceiling adding character and style to the space. The loft is of a good size which is boarded and insulated.

One additional benefit is the solar panels which adorn the roof converting sunlight into additional electricity for your property, helping to reduce your carbon footprint.

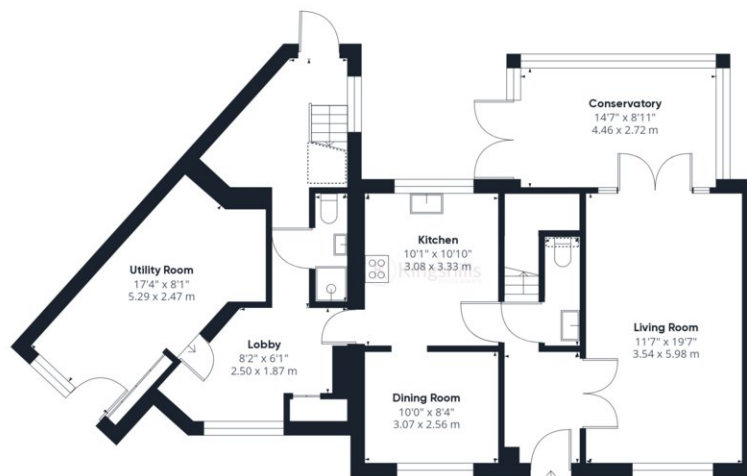
Externally, the property offers a low-maintenance rear garden, predominantly laid to patio, complemented by a sizeable garden shed. Parking is provided to the front, with a welcoming path leading to the front door, completing the picture of quintessential countryside living.

The Chiltern Hills, renowned for their breathtaking beauty and extensive network of walking trails, are easily accessible from Holly Tree Cottage. Residents can immerse themselves in the splendour of open countryside, exploring picturesque landscapes and enjoying invigorating walks amidst nature's tranquillity.

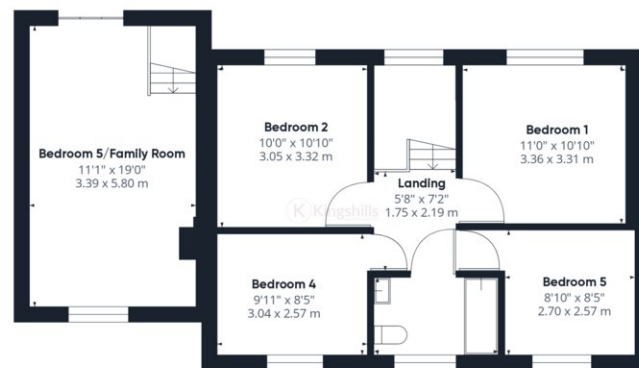
Families living in Lacey Green benefit from access to excellent local schools. With a reputation for academic excellence and nurturing environments, nearby schools provide a comprehensive education for children of all ages. From primary to secondary education, the area offers a range of educational institutions, ensuring that families can find the perfect fit for their children's educational journey.







Ground Floor



Floor 1

Approximate total area⁽¹⁾
1755.01 ft²
163.05 m²

Reduced headroom
14.64 ft²
1.36 m²

(1) Excluding balconies and terraces

☒ Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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