



bonners & babingtons

Piddington Lane

# Piddington Lane, Buckinghamshire, HP14 3NG

Guide Price £750,000

This impressive four-bedroom home offers generous and highly versatile living space, making it perfectly suited to modern family life. Rich in character, the property retains charming original features and benefits from a beautifully maintained west-facing garden.

The ground floor welcomes you with a spacious entrance hall, complete with a convenient WC, leading through to a practical utility room with space for white goods. There are three well-proportioned reception rooms, offering excellent flexibility for living, dining, or working from home. To the rear, a stunning orangery provides a bright and elegant space, ideal for entertaining and hosting guests. The country-style kitchen is both functional and full of charm, featuring ample wall and base units, an Aga oven, and an integrated fridge.

Upstairs, the first floor comprises two generous double bedrooms and a further single bedroom, currently used as a dressing room. The stylish 'Jack & Jill' bathroom includes a bath, walk-in shower, vanity sink unit, and fitted storage. The loft has been thoughtfully converted to create an additional bedroom, complete with fitted storage and a WC—ideal as a guest suite or private retreat.

Outside, the garden is beautifully maintained, offering a peaceful and secluded setting with mature planting and a patio area perfect for outdoor dining. To the front, the property provides ample driveway parking, along with a carport, detached garage, and well-kept shrubs and borders.

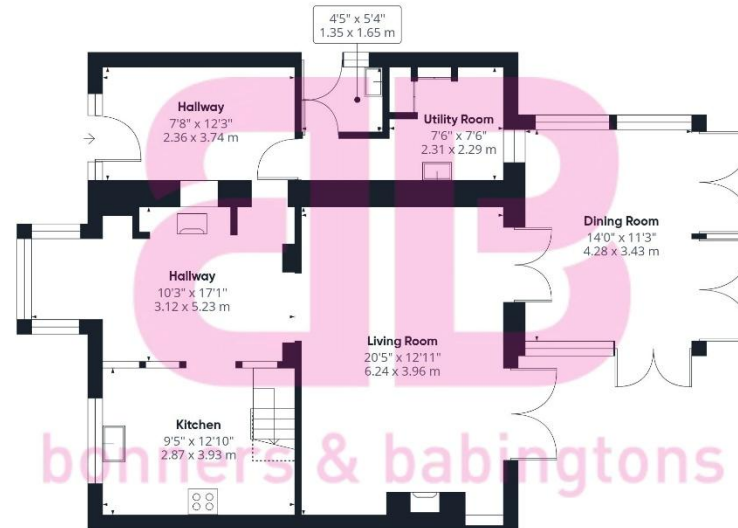




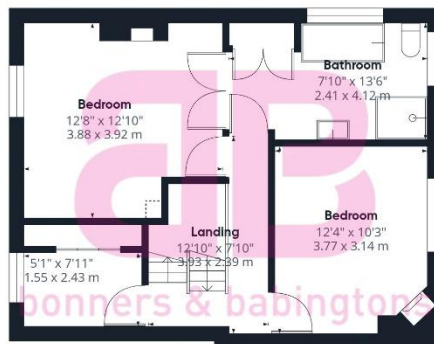
Piddington is a semi-rural village situated off the A40 between Oxford and High Wycombe. Close by is the historic village of West Wycombe with its High Street dating back to the 16th Century and its famous Hell Fire Caves and choice of local shops and public houses. A much greater range of shopping and leisure facilities can be found in High Wycombe, Marlow and Princes Risborough. West Wycombe Combined School provides education for 4 - 11-year-olds, whilst grammar and secondary schools can be found in High Wycombe, Marlow and Princes Risborough. A mainline station can be found in High Wycombe with services to London Marylebone in about 31 minutes. There are excellent links to the motorways, with Junction 5 of the M40 being within easy reach, giving access to central London, Heathrow, M25 and the North.

Tenure: Freehold

Council Tax Band: F



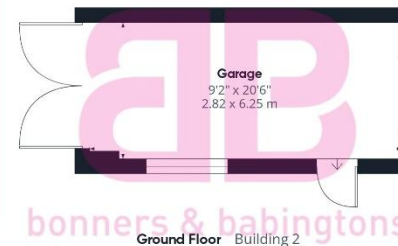
Ground Floor Building 1



Floor 1 Building 1



Floor 2 Building 1



Ground Floor Building 2

Approximate total area<sup>(1)</sup>

1802 ft<sup>2</sup>  
167.1 m<sup>2</sup>

Reduced headroom

86 ft<sup>2</sup>  
7.9 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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**Disclaimer**

We endeavour to make our particulars accurate and reliable. They are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate and photographs provided for guidance only. No undertaking is given as to the structural condition of the property, or any necessary consents, or the operating ability or efficiency of any service, system or appliance. Prospective purchasers must satisfy themselves with regard to each of these points. If there is any particular aspect of the property about which you would like further information, please contact us, especially, before you travel to the property. B2170

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