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Piccadilly House  
Marlow Road Lane End Buckinghamshire HP14 3NX

# Piccadilly House

An impressive five bedroom detached family home with extensive grounds with over 3.25 acres of land, set within the scenic and beautiful location of Lane End.

Ground floor

Entrance Hallway

Downstairs Cloakroom and Utility

Study

Family room

Living Dining Room

Kitchen Breakfast Room

First Floor

Principle Bedroom

Dressing Room

En Suite Bathroom

Bedroom Two

En Suite Shower Room

Three Further Bedrooms

Family Bathroom

Outside

Carriage Driveway

Double garage with Loft Storage

Patio Entertaining Terrace

Formal Lawned gardens







An impressive five bedroom detached family home with extensive grounds with over 3.25 acres of land, set within the scenic and beautiful location of Lane End.

The property itself offers over 2,800 square feet of accommodation and has been lovingly modernised by the current vendor whilst keeping the property's charm by retaining original features such as exposed beams and the brick and flint rear exterior.

The ground floor boasts three reception rooms, a stunning open-plan kitchen breakfast room with dual bay windowed aspects overlooking open fields and a separate utility and cloakroom. Upstairs, this home enjoys five bedrooms, of which the principal and Bedroom two enjoy en suites and a family bathroom. The principal bedroom is in particular a truly stunning room, boasting a walk-in dressing room and a spacious and tastefully fitted en suite bathroom, enviably positioned with corner views over open fields and countryside.

To the outside, the home is approached with a securely gated entrance opening into a carriage driveway and double garage, which is currently being used as a home gym, enjoying loft storage above. The property comes to life with a superb plot measuring approximately 3.25 acres of land. There is a formal landscaped garden area with a raised terrace, ideal for outdoor dining and entertaining boasting some of the county's most sought-after views over open countryside. At the rear of the garden, there is a securely gated area leading into a paddock and an area of woodland.

Freehold Notes

Council Tax band G. EPC band E.

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 JNP Estate Agents Ltd.

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.

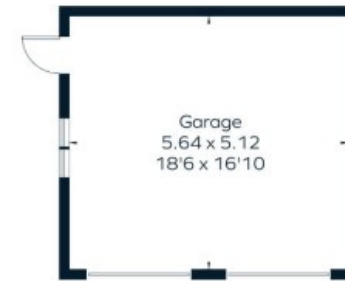




Approximate Area = 232.8 sq m / 2506 sq ft

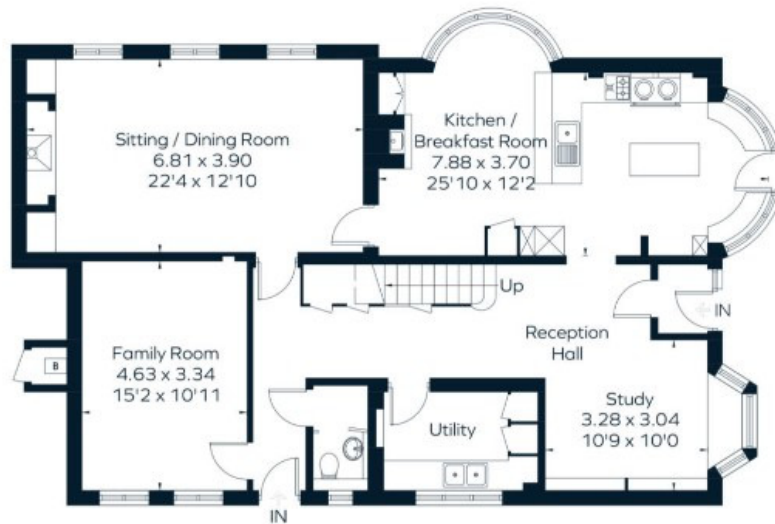
Garage = 28.9 sq m / 311 sq ft

Total = 261.7 sq m / 2817 sq ft



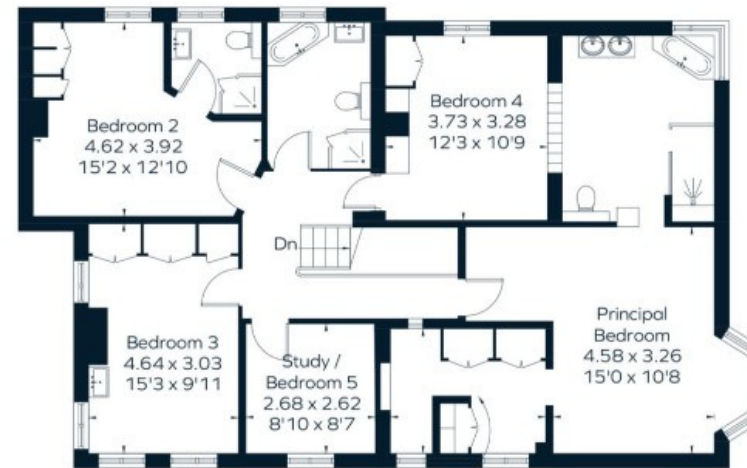
(Not Shown In Actual  
Location / Orientation)

= Reduced head height below 1.5m



Ground Floor

Drawn for illustration and identification purposes only.  
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First Floor

Dressing Room  
3.14 x 2.52  
10'4 x 8'3



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