



## **Brightside, Bricks Lane, Beacon`s Bottom, High Wycombe, Buckinghamshire, HP14 3XG**

**TO LET £3,995 pcm**

**Unfurnished**

Here is an opportunity to rent this unique five bedroom three bathroom modern house that was built in 2020 and designed by a local architect. The property is situated in a semi rural location. UNFURNISHED. EPC rating C. CONTACT B&B LETTINGS 01628 333800

- SEMI RURAL LOCATION
- DETACHED
- HEATED OUTDOOR SWIMMING POOL
- THREE BATHROOMS
- BUILT PARTLY UNDERGROUND
- AIR SOURCE HEAT PUMP
- ELECTRIC SECURITY GATES
- WITHIN 2.5 MILES OF JUNC 5 M40 MOTORWAY
- SOLAR POWERED
- WOOD BURNING FIRE

### **Office Numbers:**

Chilterns | 01844 354554  
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### **Head Office Address**

Chilterns Office  
Robert House | 19 Station Road  
Chinnor | Oxfordshire | OX39 4PU

## Description

Here is an opportunity to rent this unique five bedroom three bathroom modern house that was built in 2020 and designed by a local architect. The property is situated in a semi rural location (but within 2.5 miles of Junc. 5 M40).

The property comprises:-

### GROUND FLOOR:

Entrance hall

Open plan kitchen/family room/dining room which includes a wood burning fire and bi-fold doors to the garden.

Lounge

WC

Study

### LOWER GROUND FLOOR:

Hallway

Main bedroom with ensuite bathroom/dressing room and French doors to terrace

Guest bedroom with ensuite

Three further double bedrooms

Family bathroom

Laundry room

The property also benefits from a rear garden with heated swimming pool, off street parking at the front with electric security gates, solar panels and large battery storage for the energy to be used when appropriate, underfloor heating via an air source heat pump with independent room control.

There is also a speaker system per room upstairs and the ability to party mode together.

Beacon`s Bottom, also known as Bacon`s Bottom, is a hamlet on the A40 between Piddington and Stokenchurch in England. Until 1895 it was administratively part of Oxfordshire, and was transferred to Buckinghamshire with its parent parish Stokenchurch in 1896. It was one of the principal sites of High Wycombe`s 19th Century chair-making industry, known locally as bodging.

## Outgoings:

Utility accounts, including council tax and telephone, are the responsibility of the tenants, who must provide their own contents insurance.

## Council Tax:

Band G

## Terms

12-month tenancy agreement

Unfurnished

No smokers please

White goods included

## Restrictions:

No pets preferred

(If pet permitted the landlord reserves the right to increase the rent)

## Holding Deposit:

Equivalent to one weeks rent.

## Security Deposit required:

5 weeks rent payable before moving in.

## Directions

Viewings strictly via the agents:

Bonnors and Babingtons Marlow

**01628 333800**

