



Wycombe Road
Saunderton

TIM RUSS
& COMPANY

Wycombe Road, Saunderton, Bucks HP27 9NP



- IMPRESSIVE HOME OF QUALITY
- ALMOST ½ ACRE PLOT
- SURROUNDED BY COUNTRYSIDE
- PARKING FOR SEVERAL VEHICLES
- DOUBLE GARAGE
- OUTSTANDING VIEWS
- FOUR/FIVE DOUBLE BEDROOMS
- FOUR EN-SUITES
- OPEN PLAN KITCHEN DINER
- THREE RECEPTION ROOMS
- SPACIOUS UTILITY
- UNDERFLOOR HEATING DOWNSTAIRS

An outstanding family home surrounded by countryside views

£1,595,000

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The Property

Nestled within its own impressive plot of almost half an acre is this substantial family home of size and quality surrounded by glorious countryside, just two miles from Princes Risborough.

This delightful four/five bedroom home boasts many features such as the lovely outlook to both the front and rear, the balcony in the principal bedroom is a wonderful spot to enjoy the outstanding views over the expansive garden and beyond. The kitchen is hugely impressive being open plan with bifold doors to the garden. Additionally there are three receptions rooms, four en-suites with attractive gardens and a double garage.

There is no onward chain.

Location

Princes Risborough is a small market town offering a comprehensive range of shops for day to day facilities including a Marks and Spencer Foodhall and Tesco supermarket, doctors and dental surgeries, Coffee shops, library and veterinary surgeons. Risborough Springs offers excellent gym facilities and an indoor swimming pool. The mainline railway station provides excellent access to London Marylebone. The M40 motorway provides fast access to the M25 or M4 motorway networks. Schooling in the area is excellent in both public and private sectors.

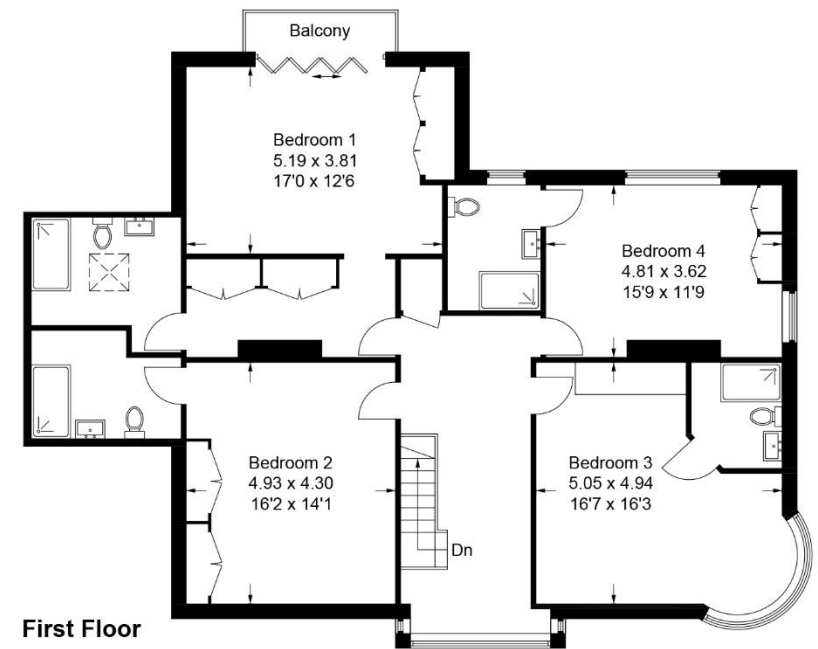
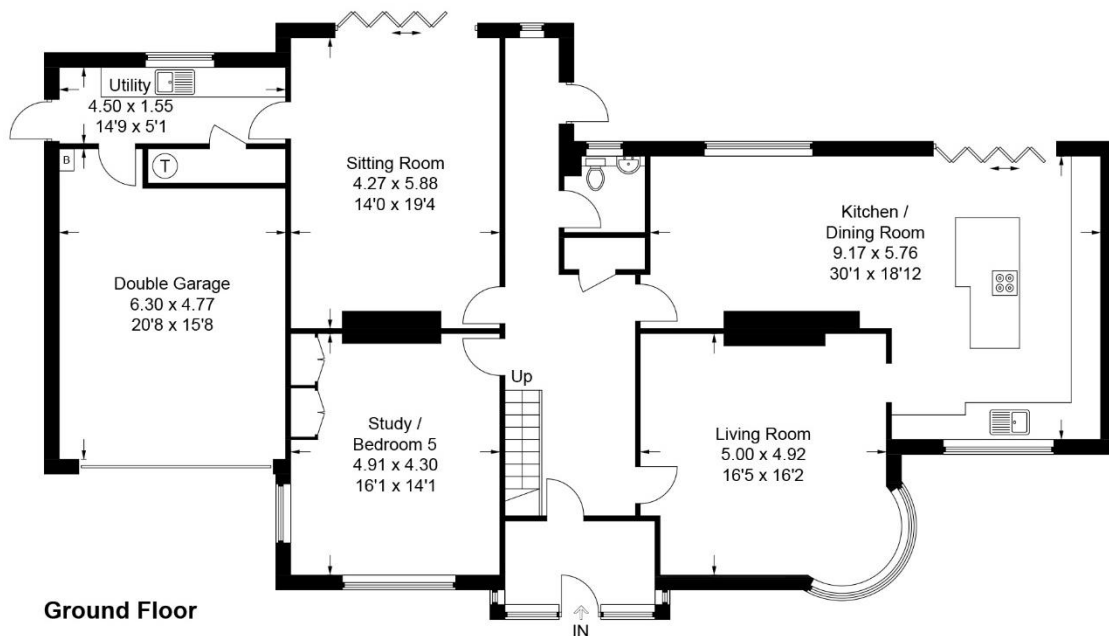
Tenure: Freehold

Council Tax Band: G









Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Approximate Gross Internal Area
 Ground Floor = 185 sq m / 1,986 sq ft
 (Including Double Garage)
 First Floor = 136 sq m / 1,462 sq ft
 Total = 320 sq m / 3,447 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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1 High Street
 Princes Risborough
 Buckinghamshire, HP27 0AE
 01844 275522
 p.risborough@timruss.co.uk
 www.timruss.co.uk

TIM RUSS
 & COMPANY