

PENNY POT

MEADLE - BUCKINGHAMSHIRE







**PENNY POT
MEADLE
PRINCES RISBOROUGH
BUCKINGHAMSHIRE**

Princes Risborough c2.5 miles | Thame c6 miles |
Aylesbury c8 miles
High Wycombe c 11 miles

**A beautifully crafted family home
embodying contemporary lifestyle
on the periphery of this
picturesque hamlet**

Reception Hall | Sitting Room | Study |
Kitchen/Dining/Living Room
Utility Room | Cloakroom | Family Room

Main Bedroom with Ensuite | Guest Suite | Three
Further Bedrooms | Family Bathroom

Double Garage | South Facing Garden

In All About 0.25 Acre



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LOCATION

The picturesque hamlet of Meadle is just 2.5 miles to the north of the market town of Princes Risborough which offers a good selection of local shops, including an M&S Food and a Tesco supermarket. There is also a good sports centre and the main line rail service to London Marylebone in as little as 35 minutes. Buckinghamshire is renowned for its education system and the property falls into the catchment for the Grammar schools in the county town of Aylesbury.

THE PROPERTY

This exceptional family home has been completely reconfigured and refurbished by the present owners creating a wonderful family environment, bathed in light and connecting beautifully with the outside space. The accommodation has been ergonomically designed and has been finished to a well-considered and unusually high specification.

The front door opens into an impressive vaulted reception hall with the stairs up to a galleried landing. The double aspect sitting room has a lovely fireplace as a focal point with a wood burning stove and a generous study on the opposite side of the hall. The kitchen/dining/living space is the real hub of the home with three sets of doors connecting effortlessly with the garden. The kitchen is exceptionally equipped with stylish units, incorporating quartz work surfaces and a full range of integrated appliances. Off the kitchen lies a large utility room a well-proportioned family room.

On the first floor the main bedroom has a dressing/wardrobe area and a full ensuite shower room. The second bedroom also has an ensuite shower room, with the additional three bedrooms being served by the family bathroom.

OUTSIDE

The property is approached via five bar gate leading to a sweeping gravel driveway providing plenty of parking and turning space. The front garden is secure with post and rail fencing and an established hedging. The oak framed double garage has twin electrically operated doors and an adjoining store.

The rear garden is laid predominantly to lawn with a paved terrace across the rear and extending to both sides, together with a children's play area. The garden overlooks open fields to the rear and faces due south.

EPC RATING C

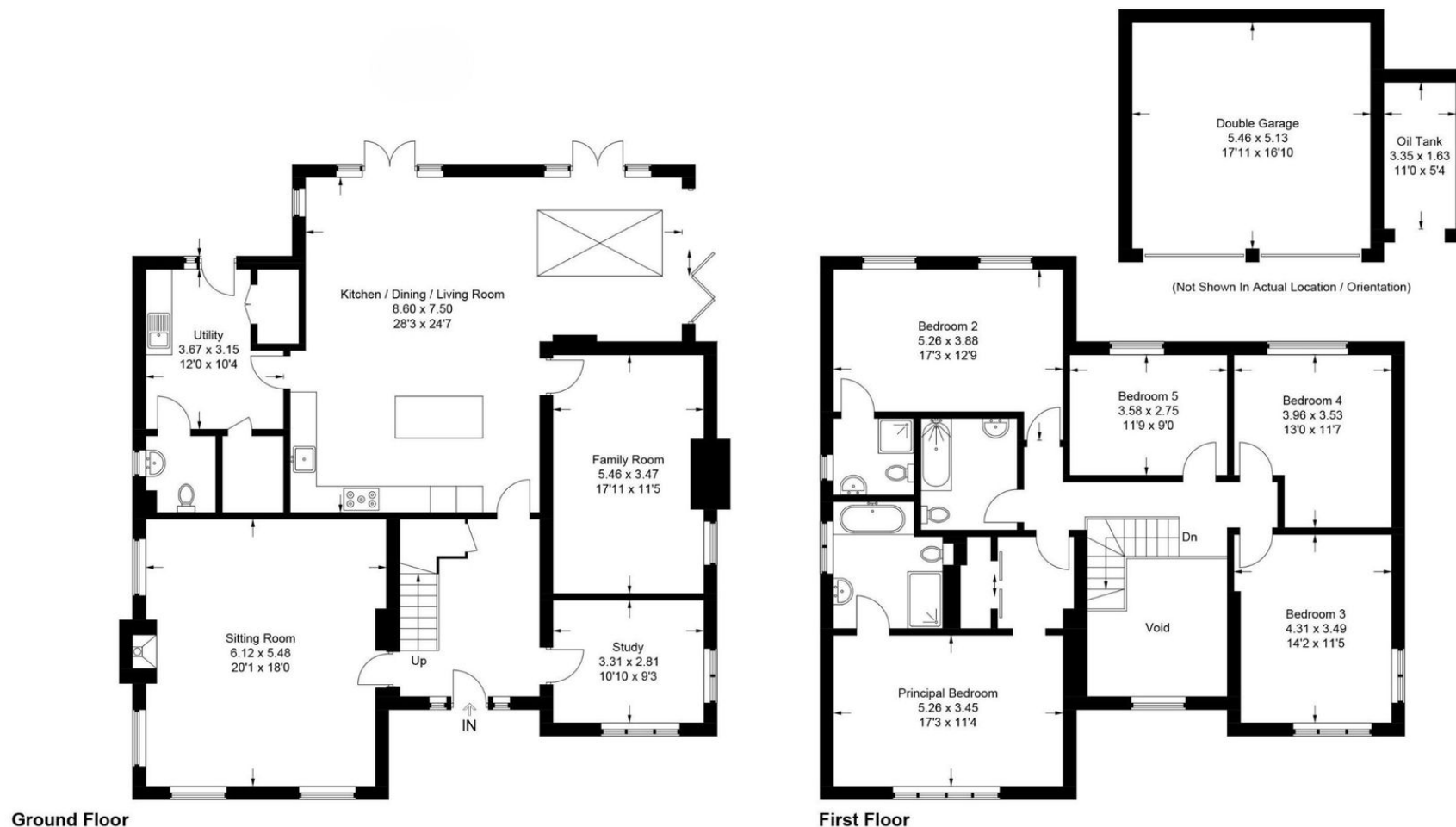
COUNCIL TAX BAND F

POSTCODE HP17 9UD

SERVICES Mains water, electricity and drainage.
Oil fired central heating.







Pennypot

Approximate Gross Internal Area (Excluding Void)

Ground Floor = 155.5 sq m / 1,674 sq ft

First Floor = 113.3 sq m / 1,220 sq ft

Outbuilding = 33.6 sq m / 362 sq ft

Total = 302.4 sq m / 3,256 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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