



Pentrelew
Monks Risborough
Buckinghamshire







A beautifully presented family home in a pretty village location.



Pentrelew is a lovely family home which has been beautifully maintained by the current owners, offering just over 4,300 sq.ft. of accommodation and sitting in approximately 1.14 acres.

Monks Risborough is a pretty village situated just under 1 mile to the north of Princes Risborough. The village has a number of attractive period and more modern properties and is just a 5 minute walk to the mainline railway station at Monks Risborough, giving access to London Marylebone on the Chiltern Line.

Accessed via the spacious entrance hallway with solid wood flooring and stairs rising to the first floor, immediately to the left is the large triple aspect drawing room with a beautiful open fireplace with brick surround and a wood-burning stove. Double doors open into the pretty conservatory. There is a separate sitting room with views over the front garden, whilst the study lies to the rear of the house.

The heart of this home is the lovely kitchen/dining room which is well equipped with a modern range of eye and base level units with granite worktops, built-in appliances, a 4-oven Aga and a free-standing central island. There is plenty of space for a dining table and chairs and access to the ground floor cloakroom, along with a door leading to the rear hallway and utility room beyond. The garage is also accessed from the rear hallway and a staircase leads up to the large games room/office (which could be used as another large bedroom) with vaulted ceiling, built-in storage cupboards and a balcony overlooking the front garden.



Pentrelew lies within the catchment area for a number of Ofsted rated 'Outstanding' schools, including Aylesbury High for girls, Aylesbury Grammar for boys and Sir Henry Floyd Grammar for boys and girls. There is also a selection of independent schools locally.



Princes Risborough 0.8 miles
London Marylebone 39 minutes
Thame 7.5 miles
M40 (J6) 8 miles
Oxford 21 miles
London Heathrow 29 miles
Central London 41 miles
(All distances and times are approximate).



To the first floor the principal bedroom is double aspect with a range of built-in wardrobes and an en suite shower room. Immediately adjacent is bedroom 5. There is a guest bedroom with a modern en suite bathroom, whilst bedrooms 3 and 4 utilise the family bathroom with separate shower.

Outside, Pentrelew is accessed via a wooden 5-bar gate leading up a gravel driveway to the front of the house, where there is parking for a number of cars and access to the garage. There is a lawned area interspersed with mature shrub beds and borders and the garden sweeps around the side of the house and into the rear garden.

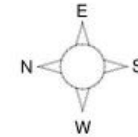
Immediately to the rear of the house is a paved terrace, ideal for outside entertaining and this leads onto a large expanse of lawn where there is a large detached wooden cabin/potential office and 2 separate sheds. Beyond the formal garden is a large expanse of garden, enclosed on all sides by mature hedging and trees.

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Mill Lane Monks Risborough, Princes Risborough
APPROXIMATE GROSS INTERNAL FLOOR AREA
Main House = 344sq.m (3,699sq.ft)
Garage = 56sq.m (606sq.ft)
Total = 400sq.m (4,305sq.ft)



--- Denotes restricted head height

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