



























## A very attractive 5 bedroom family home in a rural location.



Oddley Cottage is set in a lovely countryside location with uninterrupted views both at the front and rear.

The nearby town of Princes Risborough is well served with local amenities and multiple shopping facilities, with an M&S food store and a Tesco. There is also a mainline railway station giving fast access to London Marylebone.

Oddley Cottage is accessed through the entrance hallway with stairs rising to the first floor and a guest cloakroom. Immediately to the left is the double aspect living room with a lovely open fireplace and exposed ceiling beams, along with doors opening to the garden. The formal dining room also has an open fireplace and a door leads into the kitchen/breakfast room, which has exposed ceiling beams and a range of modern range of eye and base level units with integrated appliances and granite work tops, along with space for a table and chairs. From the kitchen a door leads into the light and bright conservatory and beyond this room is the family room and the study.

To the first floor there are five good size bedrooms (two with built-in wardrobes). The principal bedroom benefits from a sink and a shower. There is also a night cloakroom and two family bathrooms, along with a large airing cupboard.



Oddley Cottage lies within the catchment area for a number of Ofsted rated 'outstanding' schools, including Sir Henry Floyd Grammar School for boys and girls, Aylesbury High School for girls and Aylesbury Grammar School for boys.





Princes Risborough 2 miles London Marylebone 39 minutes High Wycombe (M40 J2) 9 miles Aylesbury 10.5 miles London Heathrow 28 miles Central London 40 miles (All distances and times are approximate)



The front of the house is accessed via a 5-bar wooden gate leading to an in-and-out gravel driveway. There is a good size area of lawn and access to both the double garages (one of which has a wood store to the rear).

Immediately to the rear of the house is a paved terrace, ideal for outside entertaining. The remainder of the garden is mainly laid to lawn, interspersed with mature trees. In all the gardens and grounds extend to 0.51 acres.











APPROX. GROSS INTERNAL FLOOR AREA 3537 SQ FT / 329 SQ M ODDLEY COTTAGE SAUNDERTON PRINCES RISBOROUGH HP27 9NO

All measurements of wells, doors, windows, fittings and appliances, including that size and location, are shown as standard allocation cannot be regarded as a representation by the setter.

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I would be delighted to tell you more.

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## Connecting people & property, perfectly.

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated May 2021. Photographs dated May 2021

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