



Spinney Cottage, Horsleys Green, Buckinghamshire

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# Summary of accommodation

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An attractive, four bedroom family home in Horsleys Green.

Entrance hall | Study | Utility room | Kitchen/Breakfast room | Sitting room  
Conservatory/Drawing room

Principal bedroom with en suite and dressing room | Guest bedroom/  
Bedroom two with en suite | Two further bedrooms | Family bathroom

Cinema room | Playroom

Gated driveway, with private, secluded garden



**Guide price:** £1,225,000

**Tenure:** Freehold

**Local authority:** Buckinghamshire Council

**Council tax band:** G

## Location

M40 J5 2.5 miles

London Marylebone 28 minutes

Marlow 8 miles

Princes Risborough 9 miles

London Heathrow Airport 29 miles

(All distances and times are approx)

## Local schooling

Spinney Cottage is perfectly located for access to a choice of highly regarded schools for all ages including both grammar and private schools. Local schools include Wycombe High School, The Royal Grammar School, John Hampden and Pipers Corner, with many coach pick-ups at the end of the road and other coach stops including The Oratory and Oxford private schools within close proximity.









Spinney Cottage is accessed via the entrance hall, which provides access to the front aspect study and the large open-plan sitting room, with front and back views and an inset fireplace.

There are bi-fold doors out to the garden, which extend across the back of the house and continue into the kitchen. There is also access through to the conservatory/drawing room.

A superb new kitchen and utility room has been installed with a beautiful grey wood finish, white granite surfaces and integrated appliances. The utility room is fitted with an additional sink and has space for a washing machine, tumble dryer and an American style fridge/freezer.

The ground floor benefits from underfloor heating and stairs also lead down to a large cellar which has now been converted into an impressive home cinema.





## Ample living accommodation

To the first floor, the principal bedroom has a spacious dressing room and a large shower room. There is a guest bedroom with built-in wardrobes and an en suite, two further bedrooms (one with built-in wardrobes), as well as a family bathroom with a fitted TV. All en suites have underfloor heating. The second floor has been converted to provide a large playroom.







To the front the property is accessed via double electric gates and a sweeping gravel drive with ambient sensor lighting and raised beds.

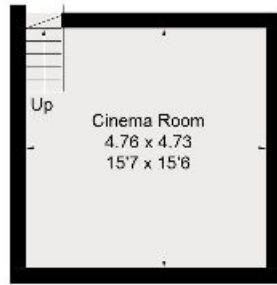




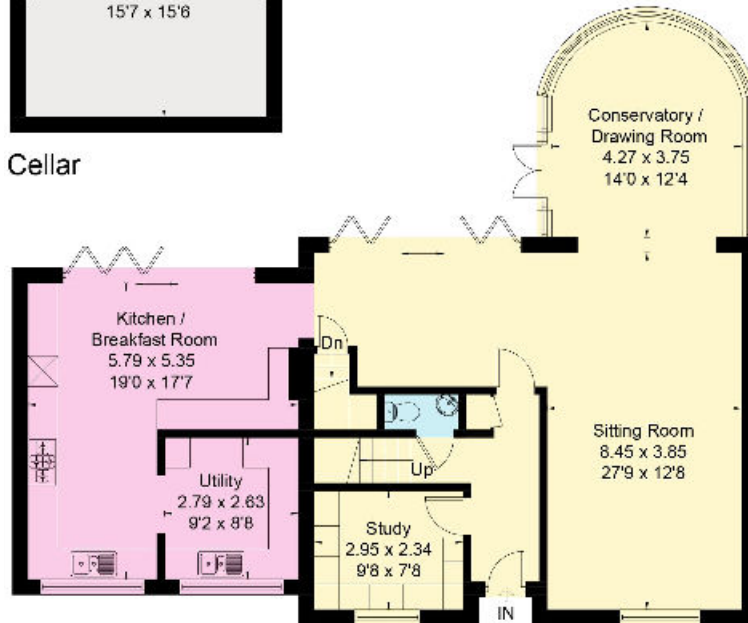


This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.

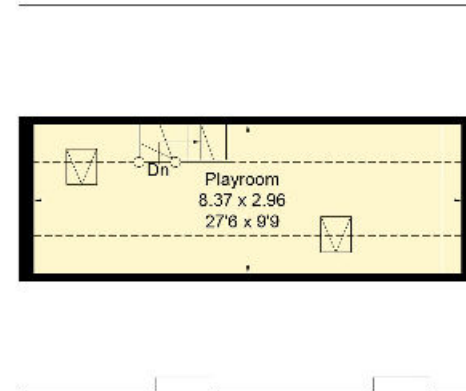
Approximate Floor Area = 224.2 sq m / 2,413 sq ft  
 Cellar = 22.5 sq m / 242 sq ft  
 Total = 246.7 sq m / 2,655 sq ft



Cellar

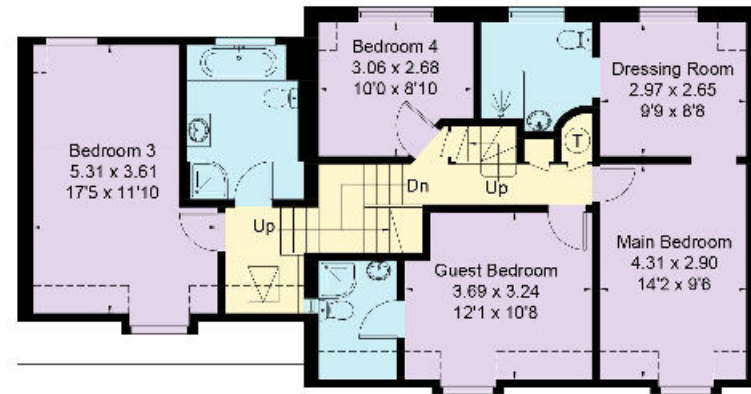


Ground Floor



- Reduce head height below 1.5m

Second Floor



First Floor

Knight Frank  
 Beaconsfield  
 20-24 Gregories Road  
 Beaconsfield  
 HP9 1HQ  
[knightfrank.co.uk](http://knightfrank.co.uk)

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