

Chiltern House

Princes Risborough, Buckinghamshire





A wonderful family home located on a private gated road, just a short distance from Princes Risborough High Street.

Princes Risborough Station ½ mile (London Marylebone 32 minutes), Thame 7 miles, Aylesbury 8 miles, High Wycombe 9 miles, M40 (J6) 8 miles, Central London 40 miles, Heathrow 29 miles.
(All distances are approximate)

		
4	3	4

Summary of accommodation

Entrance hall | Cloakroom | Living room | Dining room | Study/ground floor bedroom with en suite shower room
Kitchen | Breakfast room | Utility room
Principal bedroom with en suite shower room | Three further bedrooms all with hand basins | Family bathroom

Garden and Grounds

Driveway | Parking for several cars | Terrace | Two sheds | Garden room
In all about 0.33 acres



Situation

Princes Risborough is a popular market town situated on the edge of the Chiltern Hills. The High Street, just a short walk away, has an eclectic range of shops, pubs and restaurants including a Marks and Spencer Food Store and a Tesco Supermarket. The area is renowned for its standard of education with a number of well-regarded schools both state and independent catering for children of all ages.



Chiltern House

Located on Manor Park Avenue, a private gated road just a short distance from the High Street. The accommodation is as shown on the floor plans, with a generous reception hall giving access to the double aspect dining room and living room beyond, with glazed sliding doors leading to the gardens and a lovely bay window to the front. The kitchen and breakfast room sit side by side creating a super space, and to the rear of the house is a good sized study with en suite shower room, allowing it to be used as a ground floor bedroom.

To the first floor the main bedroom is generously proportioned with built in wardrobes and an en suite shower. There are three further bedrooms and a family bathroom.





Outside

Chiltern House is approached from the road via an in and out carriage driveway, providing parking for several cars. There is also an area of lawn and gated access to the rear.

The gardens to the rear of the house are delightful with a good sized, paved terrace immediately adjacent to the house leading to a large level lawn interspersed with floral beds and border and mature specimen trees. There are two useful sheds and a garden room.

FLOORPLANS

Approximate Gross Internal Floor Area

Ground Floor: 130.7 sq m / 1,407 sq ft

First Floor: 93.0 sq m / 1,001 sq ft

Outbuildings: 20.2 sq m / 217 sq ft

Total: 243.9 sq m / 2,625 sq ft



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.

PROPERTY INFORMATION

Property Information

Services:

Mains water, electricity, gas and drainage.

Tenure:

Freehold.

Local Authority:

Buckinghamshire Council

Council Tax:

Band G

EPC:

Band C (rating 71)

Postcode:

HP27 9AR

what3words:

///group.bombshell.rams

Viewings:

All viewings strictly by appointment only through the vendors' sole selling agents, Knight Frank LLP.





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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 November 2024. Photographs and videos dated October 2024.

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