

Horseshoe Cottage, Loosley Row, Buckinghamshire





A lovely period home with outstanding views.

Summary of accommodation

Main House

Entrance hall | Lounge

Open plan kitchen/breakfast/dining/snug | Cloakroom

Utility/boot room | Ground floor bathroom

Cellar

Principal bedroom with dressing room and shared en suite
with bedroom two

Bedrooms three and four with a shared en suite bathroom,
bedroom five.

Garden and Grounds

Driveway | Parking for several vehicles | Two terraces

Landscaped garden

In all about 0.22 acres



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William Furniss
01494 675368
william.furniss@knightfrank.com

Situation

Horseshoe Cottage sits in a wonderful, elevated position in the sought-after hamlet of Loosley Row, on the edge of the Chilterns, with unparalleled views across to Bledlow Ridge and over the Chiltern Hundreds.

The nearby town of Princes Risborough has comprehensive facilities including supermarkets, boutique style shops and sports and leisure clubs. More comprehensive shopping is available in High Wycombe or Aylesbury which are 6 and 7 miles away respectively. London is approximately 35 miles away, with access to the M40 at High Wycombe.

The mainline train stations at Princes Risborough, Saunderton, High Wycombe all lead to London Marylebone.

The area is renowned for its schooling and Loosley Row falls within close proximity to well-regarded state, grammar and independent schools, catering for all ages.

Distances

Princes Risborough 2 miles

London Marylebone 42 minutes

High Wycombe 7 miles (M40 J4)

Thame 9 miles

Aylesbury 10 miles

Oxford 27 miles

London Heathrow 29 miles

Central London 40 miles

(All distances and times are approximate)



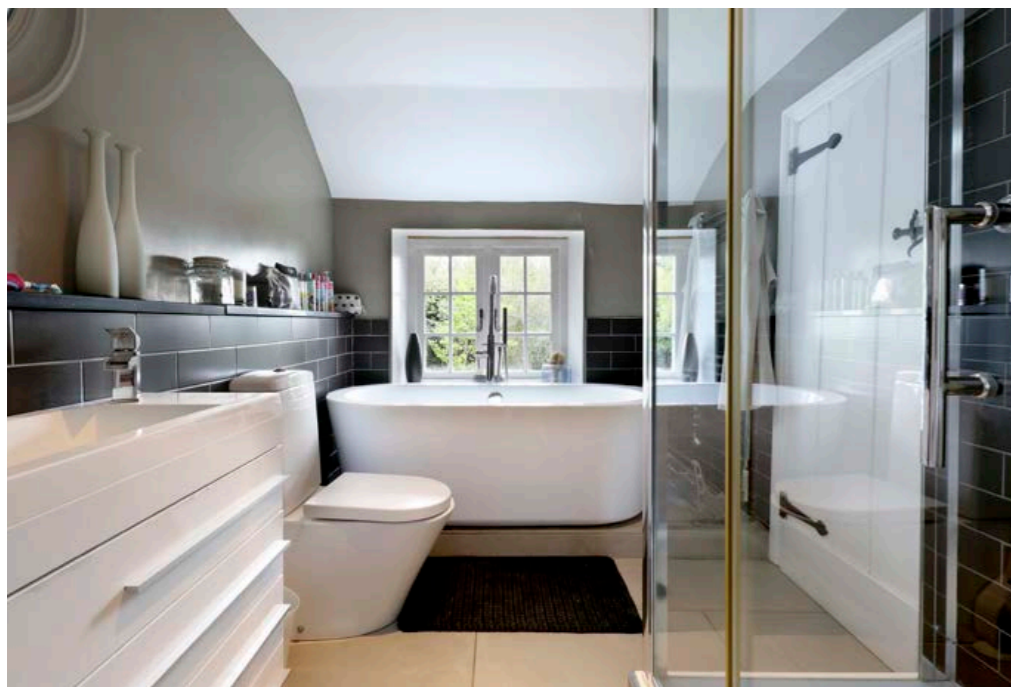
Horseshoe Cottage

Horseshoe Cottage is a very pretty period home offering well proportioned and versatile accommodation. The layout is as shown in the enclosed floorplans.

This impressive home is entered through the welcoming entrance hall, with stairs rising to the first floor and doors to the principal reception rooms, the cloakroom and cellar. A wonderful feature of the house is the open plan, kitchen/breakfast/snug/dining room, running in an L shape, with views to the West and South, as well as doors to the gardens and terrace. The kitchen area is centered around an Aga and large central island.

Throughout the house, there are many period features, with exposed brickwork, beams, open fires and this is all complimented by a contemporary feel to the décor. The remainder of the ground floor is the lounge, utility room and ground floor bathroom; serving bedroom five, which in turn, has its own staircase from the rear hall. Four further bedrooms, a bathroom and a shower room are located off the landing, approached from the stairs leading up from the main reception hall.





Garden and Grounds

The front of the house is approached across a gravelled driveway, providing parking for several vehicles. There are two attractive paved terraces at the western end of the house with two sets of double doors into the open plan kitchen area. The majority of the garden is laid to lawn with floral beds and benefits from wonderful westerly views.

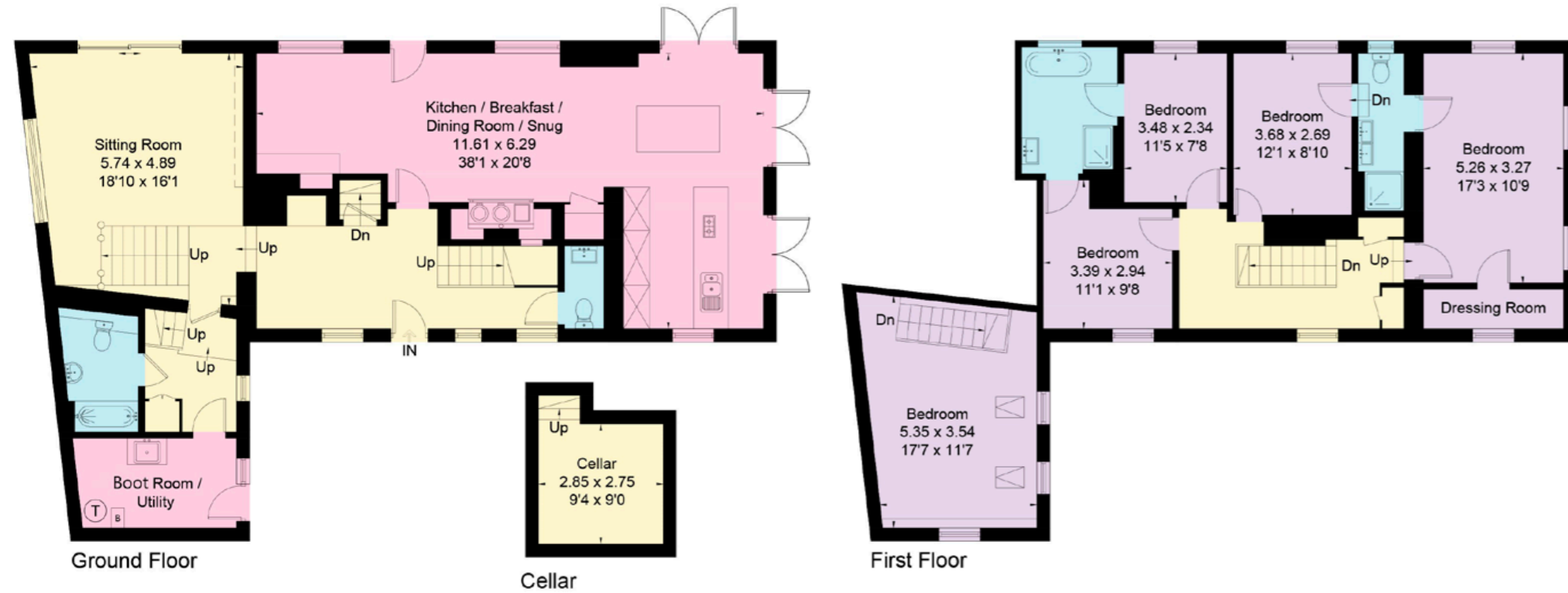
Approximate Gross Internal Floor Area

Cellar: 8.4 sq m / 90 sq ft

Ground Floor: 121.8 sq m / 1,311 sq ft

First Floor: 96.4 sq m / 1,038 sq ft

Total: 226.6 sq m / 2,439 sq ft



Property information

Guide Price: £1,450,000

Tenure: Freehold.

Services: Mains water, electricity, gas & private drainage

Local Authority: Buckinghamshire Council

Council Tax Band: G

Energy Performance Certificate Rating: Band D (rating 67)

Postcode: HP27 ONU

Viewings

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

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.

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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