

# 4 Old Manor Close, Askett, Princes Risborough

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A super family home, tucked away in a quiet cul de sac in this popular Buckinghamshire village.

## Summary of accommodation

**Ground Floor** - Entrance hall | Sitting room | Dining room | Study  
Playroom/sun room | Kitchen | Utility room

**First Floor** - Main bedroom with large dressing room (potential bedroom five)  
Guest bedroom with en suite bathroom | Two further bedrooms | Family bathroom

**Garden and grounds** - Garden | Double garage | Driveway for several vehicles  
Private level lawns

In all approximately 0.22 acres

## Distances

Princes Risborough 1 mile (London Marylebone 39 minutes)

M40 (J6) 6 miles

Aylesbury 6 miles

Thame 5 miles

(All distances and times are approximate)



4



2



4



0.22  
acres

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## Location

Situated just one mile to the north of Princes Risborough, Askett is a pretty Buckinghamshire hamlet benefiting from a village pub and local restaurant.

Junction 6 of the M40 is approximately 6 miles away giving access to London, the M25, Heathrow and the National Motorway Network. There is a mainline railway station at Princes Risborough with regular services to either London Marylebone or Birmingham Snow Hill and a British Rail halt in Monks Risborough.

Askett and Buckinghamshire are renowned for the standard of the education system, with a selective grammar school system and a number of very well-regarded independent schools. Askett falls within close proximity of a number of schools, both state and independent, catering for all ages.



#### 4 Old Manor Close

No. 4 is a lovely family home with generous accommodation, arranged over two floors, as shown in the enclosed floor plans. The welcoming entrance hall leads to the study, sitting room and dining room, with the playroom/sun room beyond the sitting room, with sliding double doors giving access to the gardens. The south west facing kitchen is to the rear of the house and has direct access to the patio immediately adjacent to the house. It is also believed that there is fibre optic broadband available at the property.

The first floor has wonderful views over the garden and fields beyond and offers four good sized bedrooms, one with an en suite bathroom and one with a large dressing room (potential bedroom five). There is also a family bathroom.





## Garden and Grounds

Old Manor Close is approached from a private and quiet cul de sac, across a gravel driveway, providing parking for a number of vehicles and leading to the double garage. There is an attractive area of lawn to the front of the house. The gardens to the rear are private and level with a paved terrace adjacent to the house leading to the lawns. The whole is enclosed by mature hedging with fields beyond.

## Property Information

**Guide Price:** £995,000

**Tenure:** Freehold.

**Services:** Mains water, electricity, gas & drainage.

**Local Authority & Council Tax Band:** Buckinghamshire Council. Band G.

**Postcode:** HP27 9NA.

## Approximate Gross Internal Floor Area

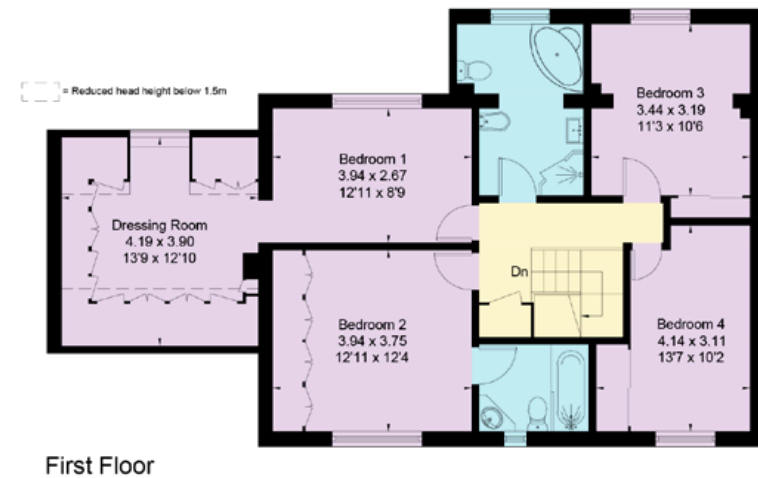
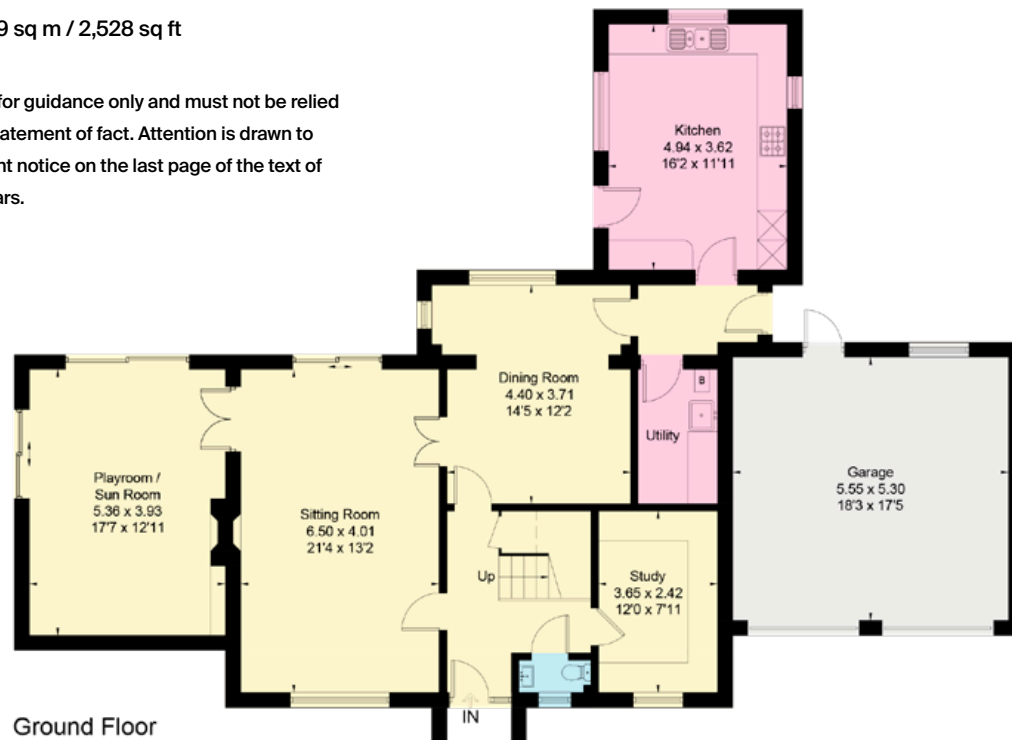
Ground Floor: 115.1 sq m / 1,239 sq ft

First Floor: 90.3 sq m / 972 sq ft

Garage: 29.5 sq m / 317 sq ft

Total: 234.9 sq m / 2,528 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.



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