



Oddley Lane
Saunderton

www.bb-estateagents.co.uk



BB Estate Agents



A substantial and versatile 5 bedroom family home set within 1 acre of garden, discretely situated at the end of a quiet country lane with stunning views over surrounding farmland and close to fabulous countryside walks.

Redfield Cottage, Oddley Lane, Saunderton, Princes Risborough,
Buckinghamshire, HP27 9NQ

Guide Price £1,750,000

- Substantial 5 Bedroom Detached Property
- 1 Acre South Facing Garden
- Quiet Location
- Stunning Countryside Views & Walks
- 3 Reception Rooms
- Fabulous Kitchen/Family Room
- Separate Utility Room
- Master Bedroom With Ensuite Facilities & Dressing Area
- Planning for Double Garage
- Modern Out building



Robert House, 19 Station Road, Chinnor, Oxfordshire, OX39 4PU

01844 354554

www.bb-estateagents.co.uk

 rightmove.co.uk
The UK's number one property website

 PrimeLocation.com

 Zoopla.co.uk

Location

Saunderton lies approximately 4 miles equidistant between High Wycombe and Princes Risborough, within the catchment area of the highly regarded primary schools at Bledlow Ridge and Walters Ash where there is also a Co-Op store. Within the village are two public houses whilst more extensive shopping and other facilities are available in the nearby towns.

Saunderton station provides a fast and efficient rail link with London Marylebone(35 minutes) and the midlands whilst M40(J4) is within 5 miles.



Description

The property can be entered via its own horseshoe driveway providing plenty of parking for family and guests. The formal main entrance to the house opens into the spacious hallway where all rooms lead from, with two useful walk in closets for coats, shoes and other storage options.

The dual aspect kitchen/family room is the real heart of the home, a perfect space to entertain friends or simply for the family to gather at the end of a busy day, with French doors to the garden and under floor heating. The well appointed kitchen has ample built in storage, a sociable middle island, granite work tops, range cooker and a walk in larder. From the kitchen is a separate utility room, with further storage, space for white goods, WC and door to the garden, making this the obvious entrance for mucky dogs and children.

From the hallway the property boasts a cinema room with open fireplace and formal dual aspect reception room with wood burner stove and two sets of French doors opening into the garden. There is also a dual aspect home office with an open fireplace. In addition there are two further downstairs WC's and another set of French doors to the garden.

Upstairs

There are five double bedrooms with the dual aspect master bedroom boasting countryside views from both aspects, dressing area with fitted wardrobes and ensuite bathroom with bath and separate shower. There are also two modern family bathrooms to serve the other bedrooms.



Outside

The south facing of approximately 1 acre, is currently a blank canvas with mature trees and hedging but making the most of the surrounding views, ready for the next owner to add their own design. There is also modern out building with drive through doors, lights and power, that could serve many uses. Planning permission has been granted to remove the old garage and replace with a new double garage.

Other notable features include: oil central heating, double glazing throughout, and private sewerage that is exempt from current regulations.



General Remarks and Stipulations

Tenure

Freehold

EPC Rating

E with C Potential

Local Authority

Wycombe District Council

Viewing

Strictly by appointment with Bonners & Babingtons

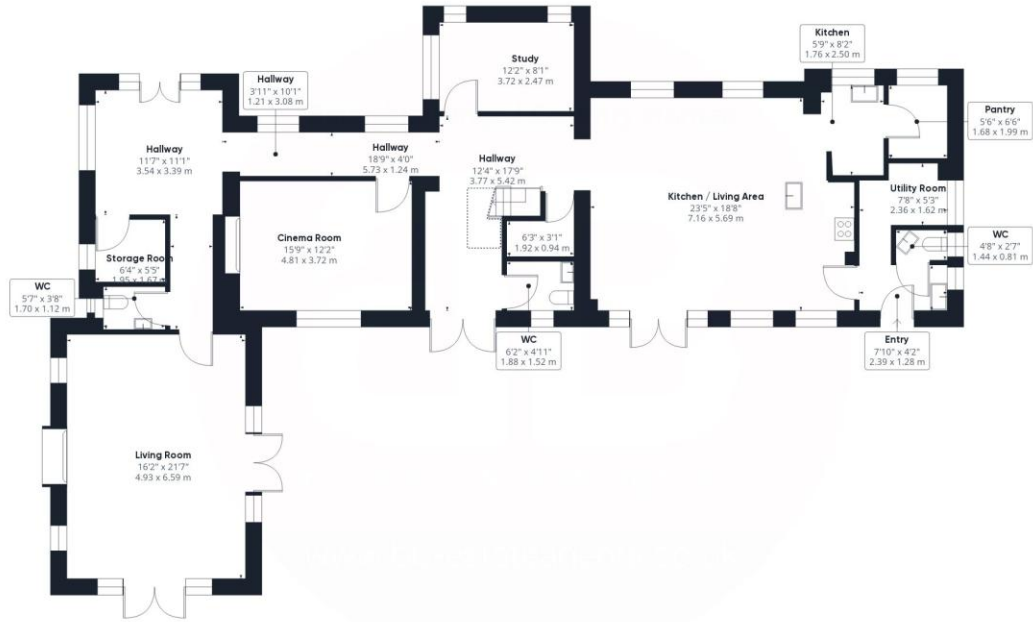
Important Notice

Bonners & Babingtons, their clients and any joint agents give notice that:

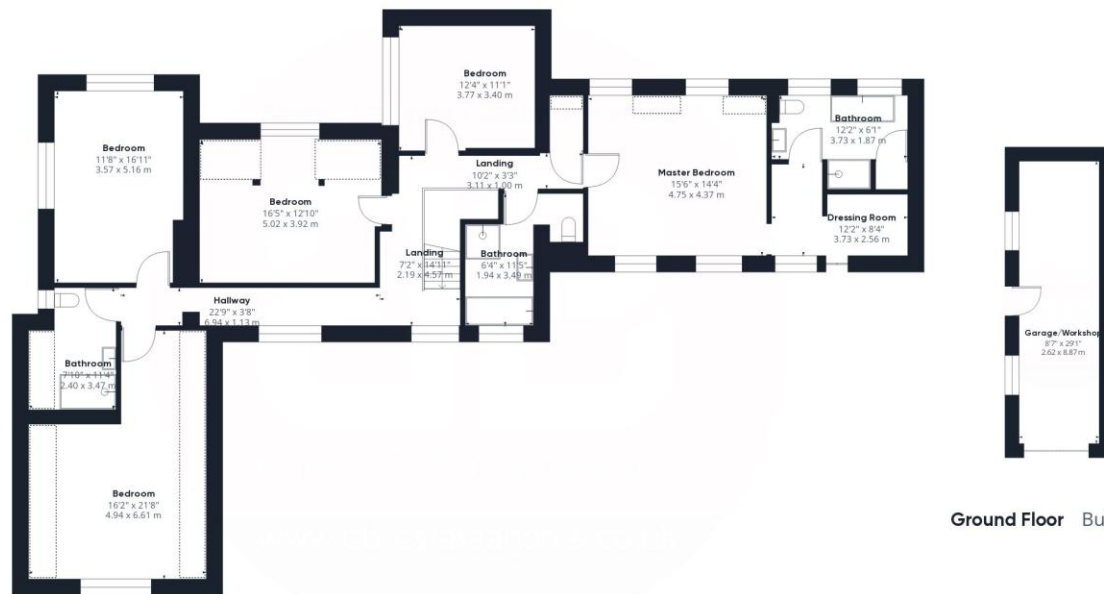
1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Bonners & Bonners & Babingtons have not tested any services, Babingtons have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.





Ground Floor Building 1



Ground Floor Building 2

Floor 1 Building 1

Approximate total area¹⁾

3679.67 ft²

341.85 m²

Reduced headroom

171.93 ft²

15.97 m²

Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



Bonners & Babingtons