



Hillcrest   Woodway   Loosley Row   HP27 0NS



*A delightful three bedroom bungalow situated in the highly regarded village of Loosley Row set in the Chiltern Hills in an Area of ONB. It has been renovated and re-furbished to the highest standard by the current owners and is a short distance from the village pub/restaurant.*

Entrance hall | Sitting/Dining room | Kitchen | Utility room | Conservatory | Cloakroom | Bedroom one with ensuite shower room | Large second double bedroom | Bedroom three/ Study | Family bathroom | Cellar/Store room | Carriage driveway with ample parking | Private rear gardens with decking area

Hillcrest has been renovated and re-furbished to the highest standards by the current owners and offers accommodation in a “ready to move in” condition. It is ideal for someone looking to downsize, seeking a low maintenance property.

Entering through the front door you find yourself in a spacious hallway with wooden flooring and a large coat cupboard. Following round you enter the large triple aspect lounge/diner. This is a bright and airy room with ample space for a large seating area and dining room table and chairs. The contemporary kitchen is fitted with a range of high gloss wall and base units and benefits from fitted appliances and small breakfast bar. From the kitchen you step down into the charming sun room/conservatory. Running almost the width of the property, this room offers a delightful space to entertain or just sit and enjoy the sun. There is also a utility room situated off the kitchen with space for washing machine and dryer and currently houses a large fridge freezer.

The spacious master bedroom with built in wardrobes benefits from a modern ensuite bathroom with shower and under floor heating. A second large double bedroom is situated to the rear of the property and has a dual aspect giving a bright and airy feel. The third bedroom is currently being used as a study and has a window onto the sun room. There is also a modern family bathroom with a bath and separate walk-in shower enclosure and underfloor heating.

The rear garden, accessed from the sun room, has a raised composite decking area with integral lighting that overlooks the lawns and shingle beds. It also provides a side access to the front drive and doorway to the cellar/storeroom which houses the boiler. To the front of the property there is a carriage driveway with ample space for at least 3 cars.

#### **DIRECTIONS**

From our office in Naphill, proceed along Main Road towards Walter's Ash. Passing through Walter's Ash continue into Lacey Green and as you reach The Whip public house on your right, Hillcrest can be found on the opposite side of the road just beyond the junction with Loosley Hill.

**PRICE ..... £575,000 ..... Freehold**





## AMENITIES

Loosley Row is a highly desirable and pretty Chiltern village in an Area of Outstanding Natural Beauty just south of Princes Risborough which offers a wide range of High Street shopping, leisure facilities and Mainline station into London. The area is renowned for riding and walking being surrounded by open fields and countryside. Nearby Lacey Green offers a highly regarded primary school, historic church, two public houses and a village hall with community store which incorporates a Post Office Monday and Thursday morning and a library service. A very regular bus service links the village to the town of High Wycombe which lies approximately 5 miles away and it is here that the commuter can join the M40 and then the M25 network. Rail links can also be reached from Saunderton (1.5 miles) and, as mentioned, the market town of Princes Risborough (2.5 miles).

## SCHOOL CATCHMENT (2020/21)

St John's CofE Combined School  
Boys' Grammar; The Royal Grammar,  
Aylesbury Grammar, John Hampden  
Grammar  
Girls' Grammar; Wycombe High School,  
Aylesbury High  
Mixed Grammar; Sir Henry Floyd  
Upper/All Ability; Princes Risborough  
**(We advise checking with the individual  
school for accuracy and availability)**

## ADDITIONAL INFORMATION

Council Tax Band F | EPC Band D

## MORTGAGE

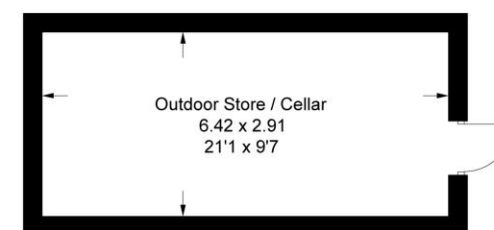
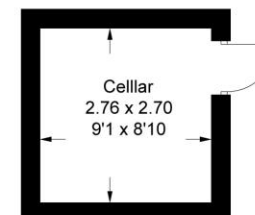
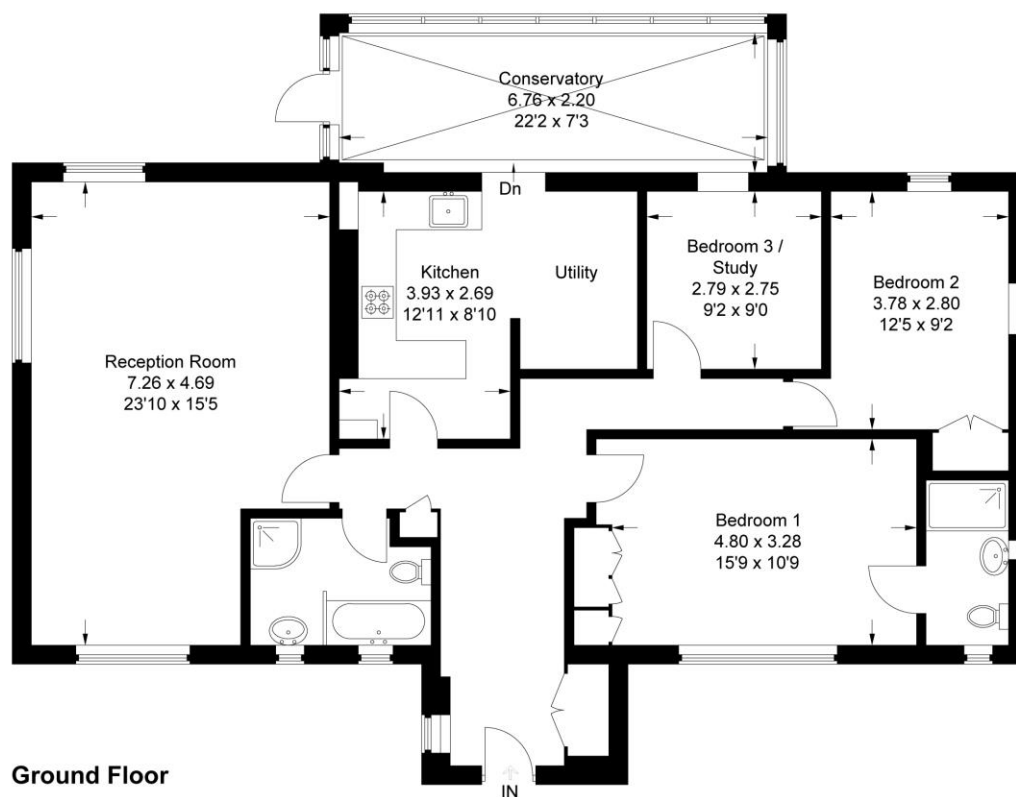
Contact your local Wye Country office who can introduce you to their Independent Financial Adviser.

*Whilst we endeavour to make our sales details accurate and reliable they should not be relied upon as statements of representation of fact and do not constitute any part of an offer or contract.*





Approximate Gross Internal Area  
 Ground Floor = 133.0 sq m / 1,432 sq ft  
 Outdoor Store / Cellar = 18.7 sq m / 201 sq ft  
 Cellar = 7.6 sq m / 82 sq ft  
 Total = 159.3 sq m / 1,715 sq ft



(Not Shown In Actual Location / Orientation)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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