

Sherwood Wycombe Road Saunderton Buckinghamshire HP14 4HX

*A detached three bedroom property, with stunning views over the Chiltern Hills to the front, located very close to Saunderton station with direct trains to London and Birmingham, in an area of Outstanding Natural Beauty.*

Entrance hall | Sitting Room | Dining Room | Kitchen | Cloakroom | Three Bedrooms | Family Bathroom with separate WC | South-west facing Rear Garden | Single Garage with store room | Front Garden with Driveway Parking

This detached house offers family sized accommodation very close to Saunderton Station (Chiltern Line) and within catchment for the highly regarded Bledlow Ridge Combined School. It benefits from stunning views to the front of the property over the rolling Chiltern Hills.

The property has been a much loved family home for the owner for many years but circumstances dictate that the seller now wishes to move closer to family. The property would benefit from some updating, but is presented in excellent condition with a large, southwest facing rear garden and stunning views to the front over the rolling Chiltern Hills.

The accommodation consists of a large dual aspect sitting room with feature fire-place and patio doors leading to a covered area in the rear garden. A door leads to a separate dining room with rear aspect which in turn leads into the galley style kitchen fitted in a range of wall and base mounted units with built in appliances. There is a downstairs WC.

Upstairs there are two well-proportioned double bedrooms, the largest of which has a range of built in wardrobes, and a large single. There is a family bathroom with bath and hand held shower attachment over, and separate WC.

The garden is a lovely feature of this property being close to 200ft in length with areas laid to lawn and mature shrubs. Adjacent to the house is a patio area and raised flower beds. There is a single garage with driveway parking and a low maintenance front garden.

#### **DIRECTIONS**

From our office in Naphill, proceed along Main Road towards Walter's Ash. After 0.9 mile turn left into Bradenham Woods Lane. Follow this to the T junction at the bottom and turn right onto the Wycombe Road. Continue for about 1 mile and the property is on the left indicated by our sales board, about 50 yards after The Golden Cross Public.

**PRICE ... £575,000 ... Freehold**



## AMENITIES

Saunderton is a small village situated between West Wycombe and Princes Risborough. It is located high in the Chiltern Hills, surrounded by its famed countryside and Beech woodland. There is an excellent local school and the village benefits from a Public House and station on the Chiltern Line which runs between Birmingham and London Marylebone.



There is an hourly bus service running between High Wycombe and Aylesbury which calls at Princes Risborough. Princes Risborough has the usual facilities for a small town including a doctors, library and supermarket. For a more comprehensive range of facilities the town of High Wycombe lies 4 miles distant, and it is here that the commuter can join the M40 motorway and then the M25 network



## SCHOOL CATCHMENT (2020/21)

Bledlow Ridge Combined School  
Boys' Grammar; The Royal Grammar School,  
John Hampden Grammar, Aylesbury  
Grammar School  
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 E / EPC Band E

## MORTGAGE

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

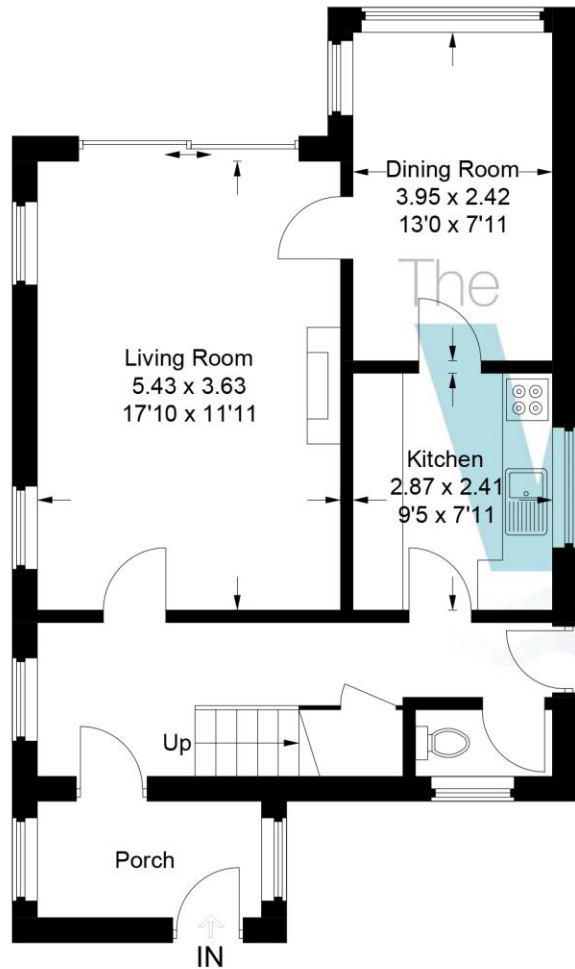
*Whilst we endeavour to make our sales details accurate and reliable, they should not be relied upon as statements of representation of fact and do not constitute any part of an offer or contract.*



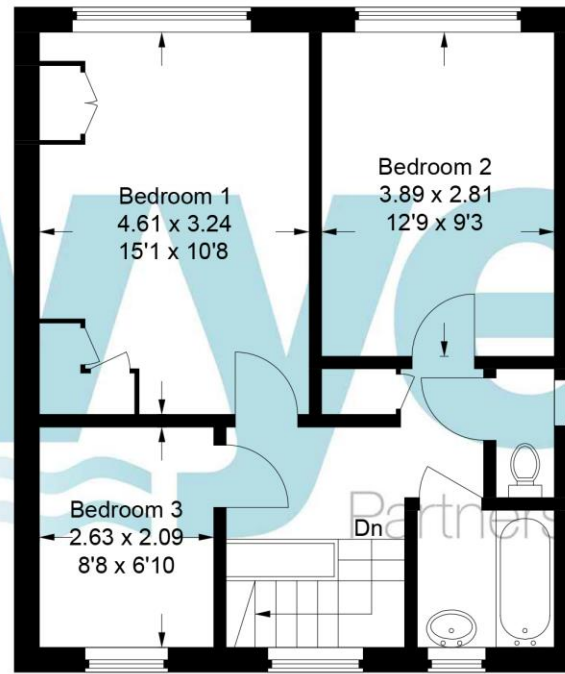


## Sherwood

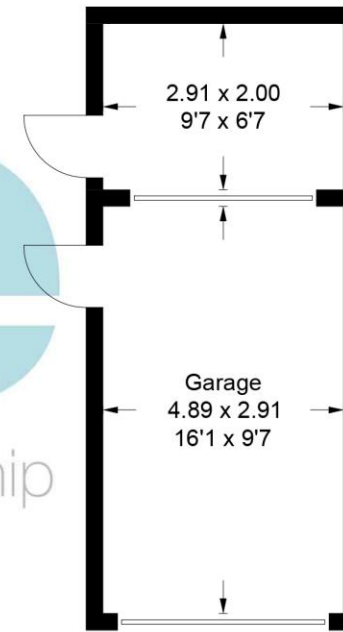
Approximate Gross Internal Area  
Ground Floor = 54.8 sq m / 590 sq ft  
First Floor = 45.9 sq m / 494 sq ft  
Garage = 20.6 sq m / 222 sq ft  
Total = 121.3 sq m / 1,306 sq ft



Ground Floor



First Floor



(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.