

A photograph of a two-story cottage with a white front and brick back, situated on a hillside. A stone path with a wooden railing leads down from the foreground towards the house. The background shows a green valley and distant hills under a blue sky with scattered clouds.

Randalls Cottage, Loosley Row, Buckinghamshire, HP27 0NU



*With the original house believed to have dated from the 18th century, this substantial, five-bedroom, period property has evolved into a quirky family home with adaptable accommodation. Situated in an elevated position the house has wrap-around gardens to three sides and far reaching views across the valley to the Chiltern hills.*

**Entrance hall | Kitchen | Utility room | Dining room | Sitting Room | Cloakroom plus downstairs shower room | Conservatory | Five bedrooms | Two further bathrooms (one ensuite) | Garage and driveway parking**

"Randalls Cottage" is built against the hillside and is approached from the garage and parking area adjacent to the road via a set of gentle steps to the front door. From the path there are stunning views across the valley and of the pretty gardens surrounding the house.

The front door opens into a compact entrance hall with coats' storage and doors to the kitchen and to the dining room and from there to the remainder of the house. The triple-aspect kitchen is fitted with a range of white wall and base units with the usual fitted appliances including a double oven. There is ample space in the room for a dining table for informal, family meals.

The dining room and sitting room are divided with a half-wall promoting the feeling of space and light coming from the bank of windows overlooking the garden. Unusually for period properties with exposed beam ceilings the room heights are generous. There is a feature, brick, Inglenook fireplace with a log burner as a cosy, focal-point to the room. There is a substantial, timber and glazed conservatory/garden room off the sitting room which provides a great link between house and garden and provides additional reception space. The outlook from this side of the house is across a field. Leaving the sitting room, there is a generous utility room with space and plumbing for "wet" appliances and plenty of additional storage. To the far side is the downstairs cloakroom plus a separate shower room with walk-in shower.

A staircase leads up to the first floor where there are five bedrooms - three doubles and two generous single bedrooms (one currently used as an office). The main bedroom is triple aspect and fitted with a range of fitted wardrobes with an opening through to an ensuite which is fitted with a large, walk-in shower, basin and W.C. The remaining bedrooms use the family bathroom which is fitted with a white suite comprising of bath, W.C and vanity basin.

Outside, there is a detached garage and parking fronting the road. The garden to the property extends to the front of the house and to both sides. It is mainly laid to lawn with mature shrubs and trees and enjoys a high degree of privacy. There is a patio for entertaining outside the utility room and a raised bed for flowers or vegetables. Unusually, the house is linked at the far end to the adjoining house which is at a lower level and not visible from Randalls Cottage. This property is accessed from a different road.

**Price... 925000 Freehold**





## LOCATION

Loosley Row is an ancient and picturesque hamlet less than two miles from Princes Risborough. The layout of the village is dictated by the roads that pass through it and is draped over the brow of the ridge with homes being built in a loose-knit fashion to take advantage of the views. Nearby Princes Risborough is a small town with both individual shops and restaurants in addition to a Tesco supermarket and Marks and Spencer Simply Food. There are good transport links to London from nearby Saunderton and Princes Risborough stations (Chiltern Line into Marylebone) and the M40 motorway can be easily reached to give access to the motorway network. The rolling Chiltern Hill, an area of Outstanding Natural Beauty are easily accessible for country walks or just a lazy pub lunch.

## DIRECTIONS

From our office in Naphill follow Main Road towards Princes Risborough. Follow this road for approximately six miles and then turn left into Loosely Hill and left again into Lower Road where the house will be found on the right indicated by a Wye Country for sale board.

## Additional information

Council tax band G

EPC band D

## School Catchments 2024/25

Primary school: St. John's C. of E. school Princes Risborough. Upper School : Princes Risborough Secondary (mixed) Boys' Grammar: The Royal Grammar school and John Hampden school (High Wycombe) Aylesbury Grammar. Girls' Grammar: Wycombe High School, Aylesbury High School. Mixed Grammar: Sir Henry Floyd School, Aylesbury

## MORTGAGE

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

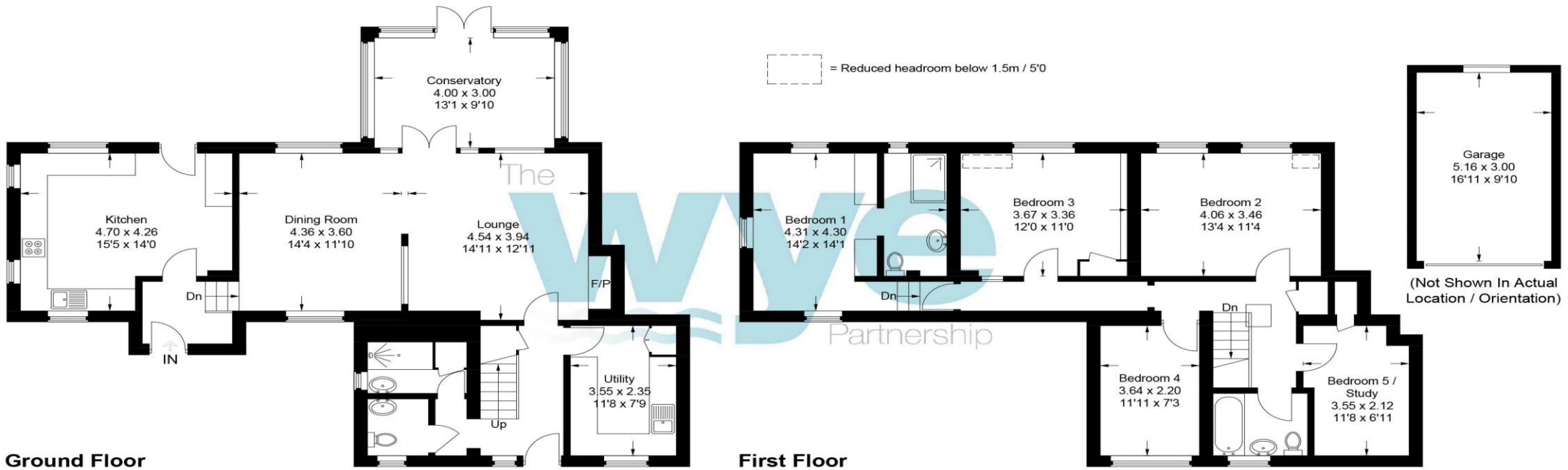
*Whilst we endeavour to make our sales details accurate and reliable they should not be relied upon as statements of representation of fact and do not constitute any part of an offer or contract.*





# Randalls Cottage

Approximate Gross Internal Area  
Ground Floor = 96.4 sq m / 1,038 sq ft  
First Floor = 81.1 sq m / 873 sq ft  
Garage = 15.4 sq m / 166 sq ft  
Total = 192.9 sq m / 2,077 sq ft



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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