



'Fairways', Mill Lane, Monks Risborough, HP27 9LG  
OIEO £800,000



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An elegant Georgian style home, with grounds of around 0.22 acre.

'Fairways' is a spacious and stylish family home, located in a tree-lined lane in the sought-after area of Monks Risborough. Some 6 years ago, the property benefitted from a programme of improvements and refurbishments so that it now comprises four double bedrooms, four reception rooms, three baths/shower rooms (two en-suites), a large and welcoming kitchen/breakfast room and a feature, high-vaulted, garden room. Outside, the well-established rear garden extends to around 121ft in length and there is a garage and ample parking space for three or more cars on the front driveway.

The local park, church, and Monks Risborough school are within short walking distance and the Monks Risborough train halt is only a 5-10 minute walk away.













The accommodation of 'Fairways' comprises: a front porch and a partly arched glazed door leading to the entrance hallway, from which there are doors to the family room, cloakroom, kitchen, sitting room and dining room; a large family kitchen, with breakfasting area and glazed doors that open onto the patio and gardens; a utility room that leads into a versatile, high-vaulted, garden room, also with patio doors onto the garden. Upstairs are a light and spacious galleried landing, four double bedrooms (2 with en-suite) and a family bathroom.

The property is light and airy, with a double aspect-sitting room and wooden floors through much of the ground floor. The kitchen is well-proportioned and equipped with a range of units, granite work tops and tiled floor. The house has double glazing throughout, gas central heating and a working open fireplace in the sitting room. The attractive and well-stocked gardens, bordered by hedges, consist of flower beds and shrubs with a large area of lawn, as well as patio and sitting areas. At the end of the garden is a wooden workshop, with its own power and lighting, which is currently used as a gym. To the front are gardens, a driveway that provides ample parking and a single garage. Overall, the property sits on grounds of about 0.22 acre.

- Four Double Bedrooms With Two En-Suites And Bathroom
- Tree-Lined Lane, Highly Sought-After Location
- Grounds Of Around 0.22 acre.
- Well Placed For Schools, Parks & Other Local Amenities
- A Short Walk From Monks Risborough Train Halt.
- Within Catchment For Aylesbury Grammar Schools.
- Significant Extensions, Alterations & Updating .
- EPC EER Rating D



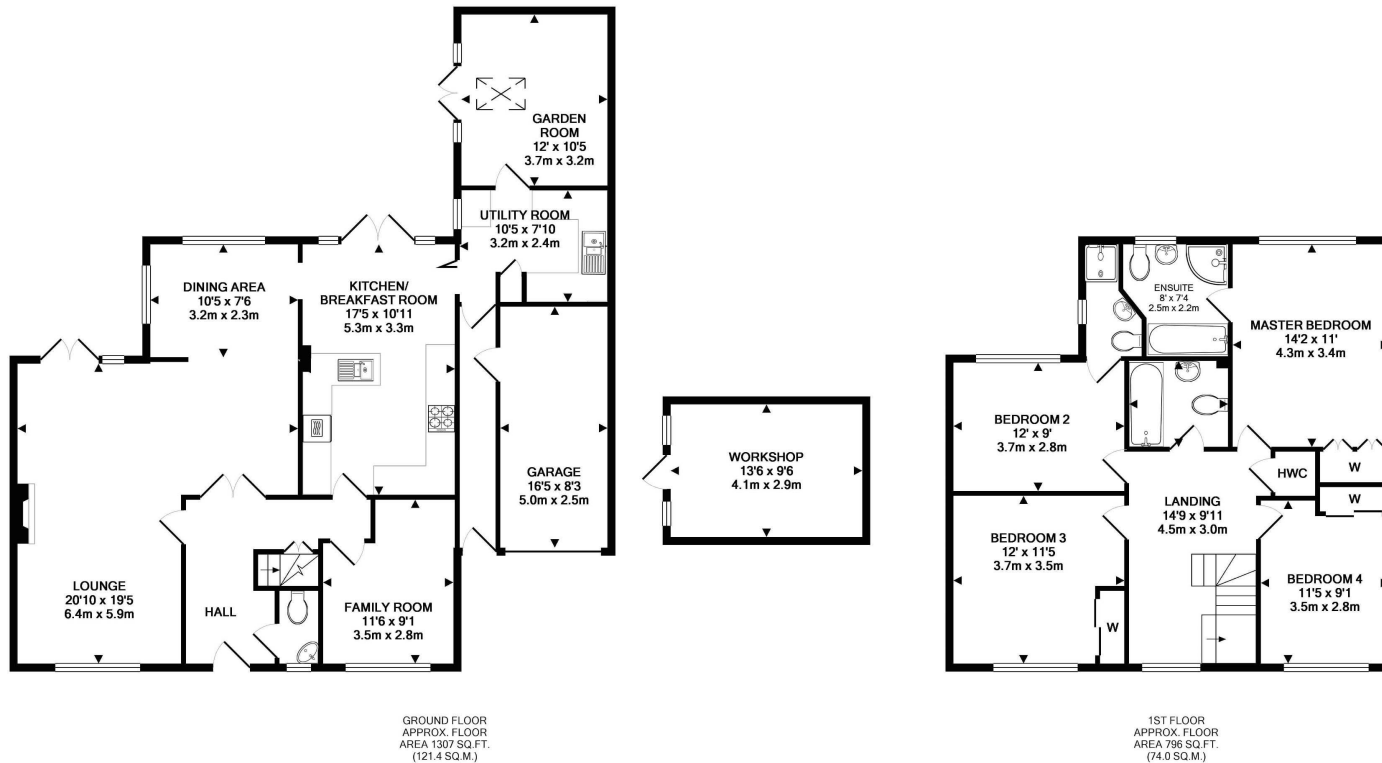












Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Directions

Proceed from the centre of Princes Risborough in a northerly direction along the Aylesbury Road (A4010) following signs to Aylesbury. Leave Princes Risborough and proceed into Monks Risborough. Pass the speed camera on the right and after approximately 100 yards, with the Monks Risborough Primary School on the right, turn left into Mill Lane. The property can be seen on the right just before St Dunstan's Park on the left.

## Location

Mill Lane is one of the area's most sought-after roads, offering a pleasing blend of substantial homes, bungalows and character homes/cottages. Mill Lane is positioned close to countryside and there are many fine walks into the nearby Chiltern Hills. The town centre is approximately 1 mile distant and hosts comprehensive shopping facilities to include a Tesco superstore and Marks and Spencer food hall. There is a broad spectrum of schooling for all ages and abilities in Princes Risborough and neighbouring towns. The Monks Risborough train halt provides a fluent service to London and Aylesbury and via the Princes Risborough train station faster links are provided to London (Marylebone) with further links to Birmingham and Oxford. The main bus route also passes the end of the lane providing regular links to Aylesbury and High Wycombe.

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