



Meadle
Buckinghamshire

TIM RUSS
& COMPANY



Meadle
Buckinghamshire
HP17 9UD

A substantial detached bungalow in a quiet village location with an impressive garden

OIEO £850,000



The Property

A substantial four bedroom detached bungalow ideally positioned in a quiet village location with a fabulous mature garden on a plot of approaching half an acre. This lovely home is abundant in natural light and flows well with modern fixtures and fittings.

The accommodation comprises entrance hall leading to the generously proportioned sitting room with large windows, sliding doors to the garden and door to the dining room. The kitchen/breakfast room is an impressive space having been extended by the current owners and provides access to the garden with french doors to the dining room. There is a well equipped family bathroom with bath and separate shower. There are four bedrooms with the principal bedroom benefitting from fitted wardrobes and a large en suite.

Outside

The front garden is mostly enclosed being laid to lawn with access to the side and driveway parking leading to the detached double garage. The rear garden is hugely impressive with a large patio, expanse of lawn, mature trees, shrubs and hedging.



Location

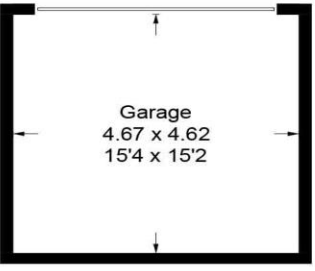
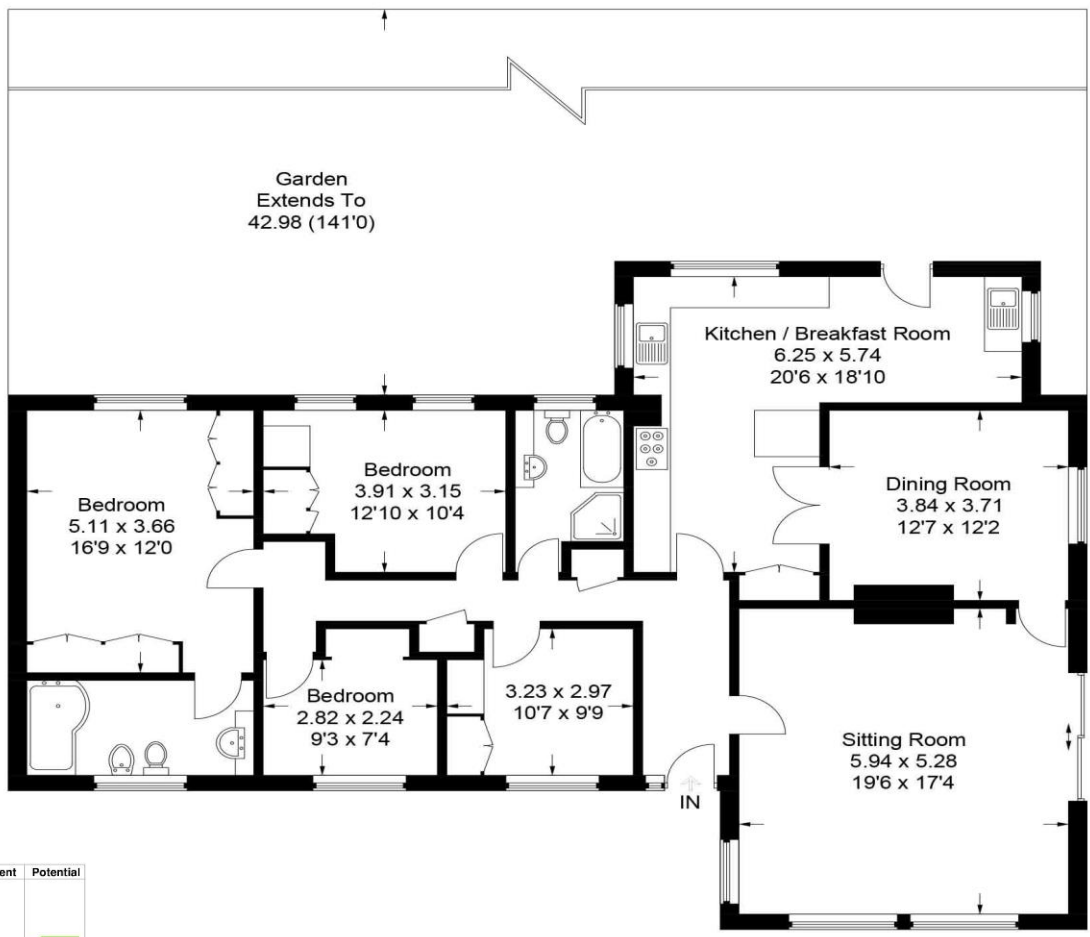
The picturesque hamlet of Meadle is just 2.5 miles to the north of the market town of Princes Risborough which offers a good selection of local shops, including an M&S Food and a Tesco supermarket. There is also a good sports centre and the mainline rail service to London Marylebone in as little as 35 minutes. Buckinghamshire is renowned for its education system and the property falls into the catchment for the Grammar schools in the county town of Aylesbury.

Viewings Strictly by appointment only.

Tenure: Freehold

Council Tax: Band G





(Not Shown In Actual Location / Orientation)

Approximate Gross Internal Area = 150.1 sq m / 1,616 sq ft
 Garage = 21.4 sq m / 230 sq ft
 Total = 171.5 sq m / 1,846 sq ft

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D		
39-54	E	49 E	
21-38	F		
1-20	G		

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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