



Cadsden Road  
Cadsden

**TIM RUSS**  
& COMPANY



Cadsden Road  
Cadsden, Buckinghamshire, HP27 0LZ



- SUBSTANTIAL HOME
- IMPRESSIVE GARDENS
- FOUR/FIVE BEDROOMS
- THREE RECEPTION ROOMS
- KITCHEN AND BREAKFAST ROOM
- ONE BEDROOM ANNEXE
- DOUBLE GARAGE
- GENEROUS GARDENS
- DRIVEWAY
- POPULAR LOCATION

**£1,250,000**

An impressive and substantial home with stylish accommodation on  
a large plot set in glorious countryside

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## The Property

Having been significantly improved in recent years, this imposing and substantial family home is positioned in an attractive Chiltern hamlet.

The well planned living accommodation is both stylish and versatile whilst being flooded with natural light throughout. The standout features include a particularly large driveway, generous and well appointed kitchen/breakfast room, impressive principal bedroom suite and an attractive south facing garden which adjoins open fields.

The accommodation comprises three reception rooms, four/five bedrooms, en suite, family bathroom and cloakroom. Additionally there is a one bedroom self contained annexe with a large living room, kitchen and bathroom which can be seamlessly incorporated into the main residence.

## Location

The hamlet of Cadsden nestles into the Chiltern hills in an area of outstanding natural beauty adjoining the village of Whiteleaf. Close by there is a good Gastro Pub and Whiteleaf Golf Club. There are bridleways and footpaths, including the Ridgeway path, close to the property offering miles of countryside to explore. The market town of Princes Risborough is just 1½ miles away providing shopping facilities, banks, library, sporting facilities, swimming pool/fitness centre and mainline railway service to London Marylebone. Great Missenden is approximately five miles away with its historic high street and mainline railway service to London Marylebone. Buckinghamshire is renowned for its education system which includes the Grammar schools.

## Viewings

Strictly by appointment only.

## Mortgage

Contact your local Tim Russ & Company office who can introduce you to their professional financial advisor

**Council Tax Band:** G. (Annexe is band A)  
**Tenure** Freehold



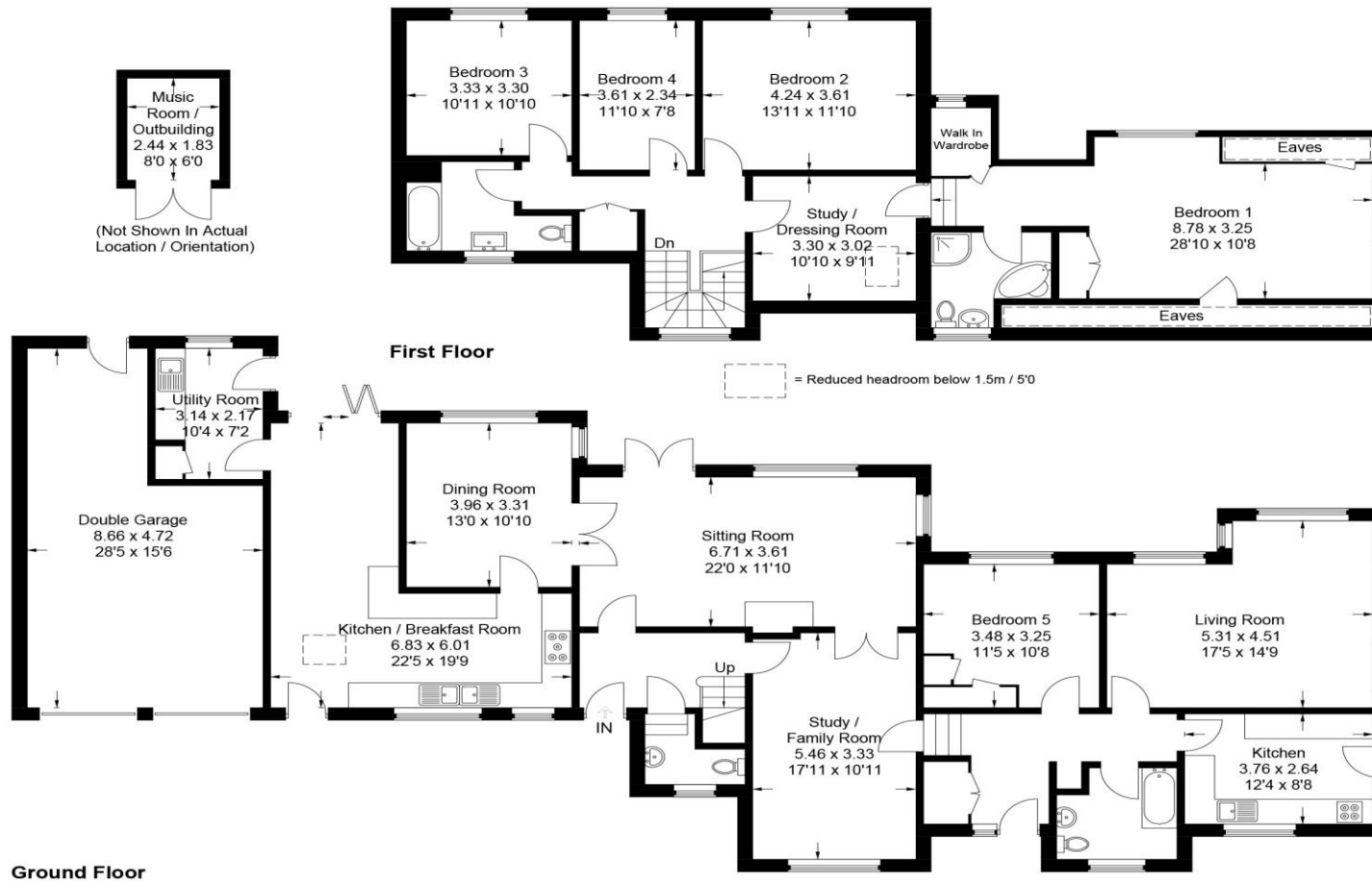












Approximate Gross Internal Area = 299.9 sq m / 3,228 sq ft  
(Including Garage)

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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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