



Shootacre Lane
Princes Risborough

Shootacre Lane

Princes Risborough, Buckinghamshire, HP27 9EH



- EXCELLENT LOCATION CLOSE TO STATION
- WONDERFUL OUTLOOK
- FOUR DOUBLE BEDROOMS
- THREE RECEPTION ROOMS
- FABULOUS KITCHEN/DINER
- LUXURY EN-SUITE SHOWER ROOM AND FAMILY BATHROOM
- SUBSTANTIAL GARDEN
- PLANNING PERMISSION FOR GARDEN ROOM
- GENEROUS DRIVEWAY PARKING

Offers in excess of
£1,000,000

A breathtaking family home ideally positioned close to lovely country walks and the mainline station.

TIM RUSS
& COMPANY

The Property

A breathtaking contemporary home ideally positioned close to lovely country walks and the mainline station with a particularly large garden. With a wonderful outlook to the front and rear the property features spacious accommodation which includes a hugely impressive fabulous kitchen/family room at the rear.

The double height entrance hall is simply stunning and sets the tone for the rest of the property. Further accommodation on the ground floor comprises snug with large window to the front and French doors to a further reception room which benefits from sliding doors to the garden. The kitchen/dining/family room is a fabulous space with quality worktops and appliances, large sliding doors to the garden and utility room with adjoining boiler room. Additionally there is a bedroom and cloakroom.

To the first floor can be found three further bedrooms and family bathroom. The principal bedroom features a dressing area, stylish en suite and a Juliet balcony looking out over the Chiltern hills.

Outside

To the rear of the house is a large garden which has planning permission for a spacious garden room. There is a large porcelain patio which leads onto the remaining garden which is laid to lawn. There is generous driveway parking to the front.

Location

Princes Risborough is a small market town offering a comprehensive range of shops for day-to-day facilities including a Marks and Spencer Foodhall and Tesco supermarket, doctors and dental surgeries, library, and veterinary surgeons. Risborough Springs offers excellent gym facilities and an indoor swimming pool. The mainline railway station provides excellent access to London Marylebone at either Monks Risborough or Princes Risborough. The M40 motorway provides fast access to the M25 or M4 motorway networks. Schooling in the area is excellent in both public and private sectors. There are many pleasant walks and bridleways within the area.

Viewings

Strictly by appointment only.

Mortgage

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

Tenure: Freehold

Council tax band: E

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

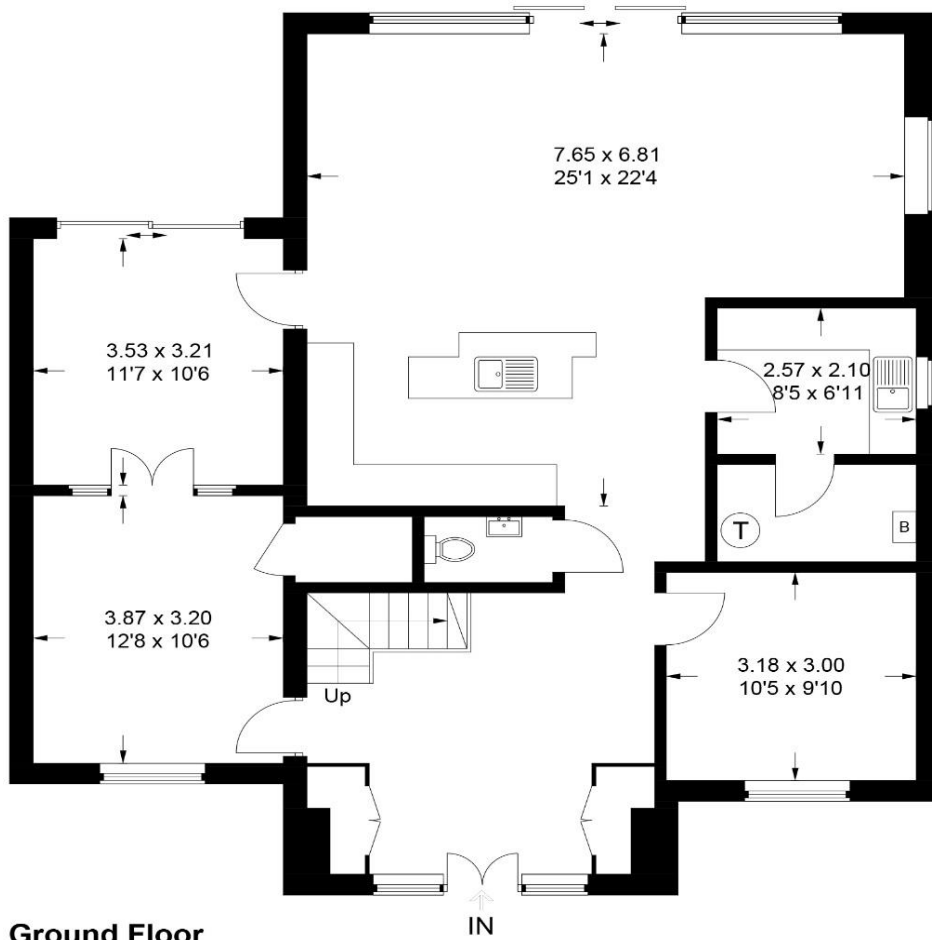




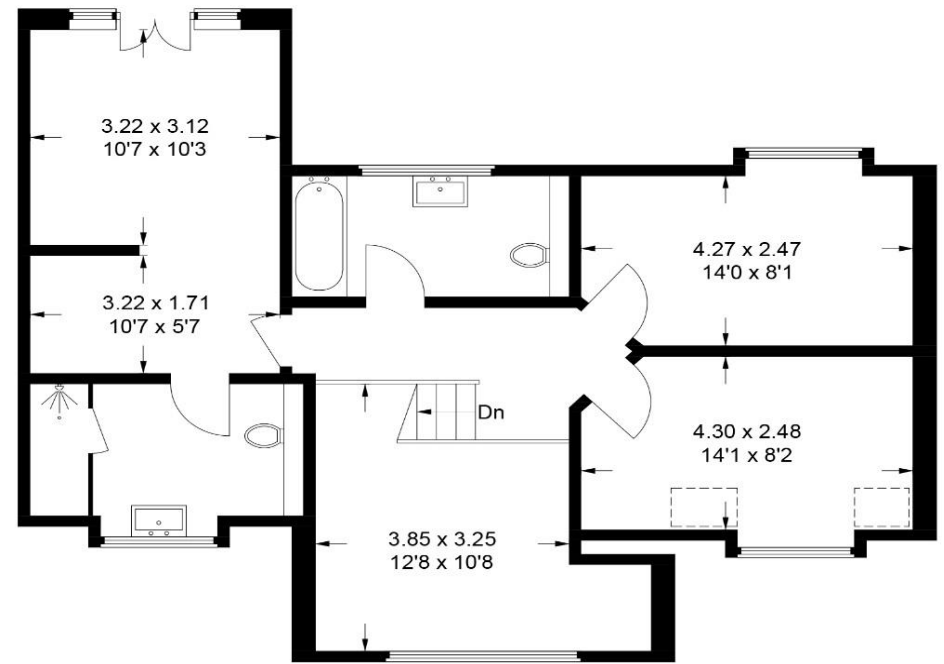








Ground Floor



First Floor

Approximate Gross Internal Area
 Ground Floor = 116.5 sq m / 1,254 sq ft
 First Floor = 72 sq m / 775 sq ft
 Total = 188.5 sq m / 2,029 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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