



Grubbins Lane, Speen - HP27 0SH

In Excess of £1,000,000

 **TIM RUSS**  
& Company





## Grubbins Lane

Speen, Princes Risborough

- SPACIOUS DETACHED FAMILY HOME
- SEPARATE ANNEXE
- HIGHLY SOUGHT AFTER VILLAGE
- THREE RECEPTION ROOMS
- THREE BEDROOMS
- EN SUITE, FAMILY BATHROOM & GROUND FLOOR SHOWER ROOM
- KITCHEN/BREAKFAST & UTILITY
- FABULOUS VIEWS OVER COUNTRYSIDE





# Grubbins Lane

Speen, Princes Risborough

Delightful detached family home in sought-after Chiltern village. 3 beds, 3 reception rooms, annexe, countryside views, large garden, driveway with car charging point, solar panels, battery storage. Impressive property!

A delightful detached family home with an annexe ideally positioned in a quiet lane of this sought after Chiltern village. The property features spacious accommodation with three bedrooms, three reception rooms, an ensuite, family bathroom and ground floor shower room. In addition there is a separate two storey annexe, providing even more versatility to this already impressive property. There are also fabulous countryside views to the rear and a large and attractive garden. Outside there is driveway parking for several cars with access to the separate annexe and garage. There is also a car charging point. The rear garden is a lovely feature with a large patio and lawned area mature trees and shrubs with wonderful views beyond.

Tenure: Freehold

Council Tax Band: G

Green Energy – 8 solar panels plus 10 kw hours of battery storage in garage.

Council Tax band: G

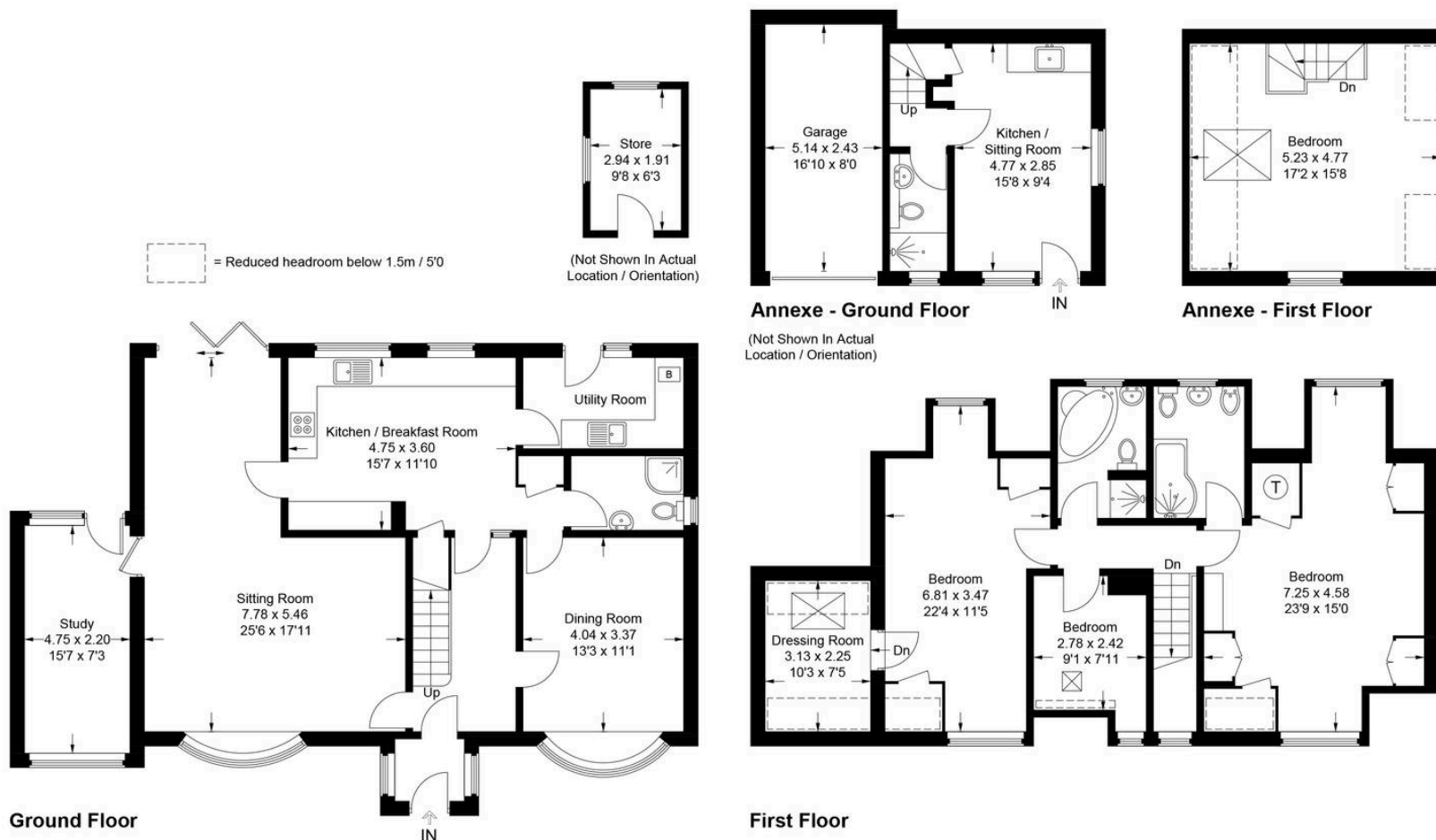
Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D







Approximate Gross Internal Area  
 Ground Floor = 102.3 sq m / 1,101 sq ft  
 First Floor = 79.1 sq m / 851 sq ft  
 Annexe - Ground Floor = 20.1 sq m / 216 sq ft  
 Annexe - First Floor = 24.9 sq m / 268 sq ft  
 Garage / Store = 18.2 sq m / 196 sq ft  
 Total = 244.6 sq m / 2,632 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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# Tim Russ and Company

Tim Russ Ltd, 1 High Street - HP27 0AE

01844 275522 • p.risborough@timruss.co.uk • timruss.co.uk/

