



Chapel Hill, Speen
£750,000

 **TIM RUSS**
& Company



Chapel Hill

Speen, Princes Risborough

- NO ONWARD CHAIN
- BUILT BY RENOWNED COUNTRY CRAFTSMAN LTD
- WELL PRESENTED
- TWO RECEPTION ROOMS WITH INGLENOOK FIREPLACE
- EN SUITE & SHOWER ROOM
- GARDENS & GARAGE WITH GATED DRIVEWAY
- WEALTH OF CHARACTER FEATURES



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Offered with no onward chain is this beautiful detached Chiltern village home bursting with detail and character built by the highly regarded local firm, Country Craftsman Ltd. Spring Cottage built in 1972 is a relatively modern home lovingly crafted to replicate the detail of a period country cottage. Abundant in features such as exposed timbers and an attractive inglenook fireplace whilst boasting well planned modern accommodation the property is situated in a lovely village setting.

The accommodation comprises large entrance hall with exposed timbers and stairs rising to the first floor. The sitting room is a fabulous space with an inglenook fireplace taking centre stage. Additionally there is a dining room which leads onto a modern and well equipped kitchen with a stable door to the garden. To the first floor can be found the family shower room, three good sized bedrooms with fitted wardrobes and large ensuite to bedroom one

Outside there is gated driveway parking to the side with a private and mostly enclosed front garden which is laid mainly to lawn. There is also a private courtyard garden and detached

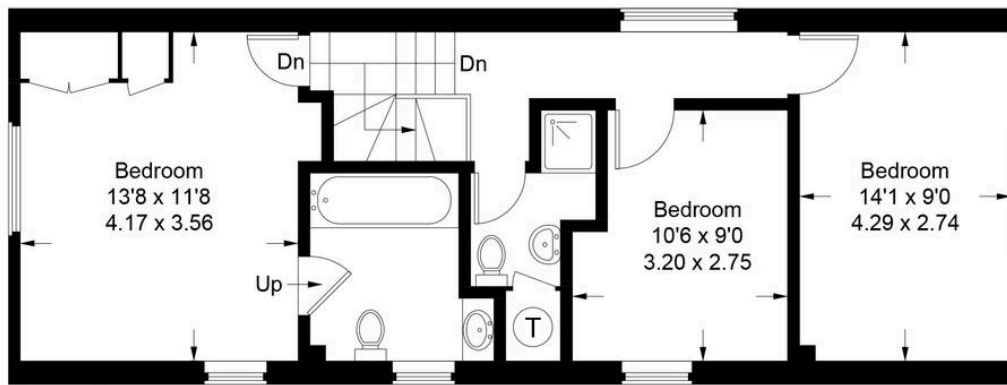
Council Tax band: G

Tenure: Freehold

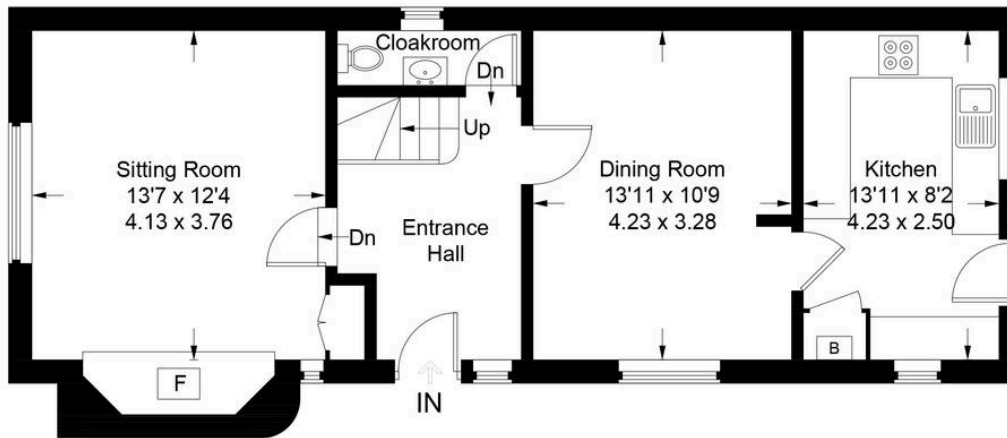
EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E

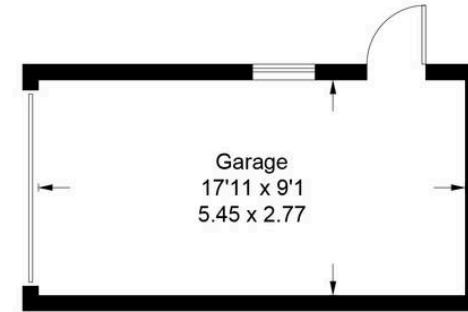




First Floor



Ground Floor



(Not Shown In Actual
Location / Orientation)

Approximate Gross Internal Area
 Ground Floor = 53.6 sq m / 577 sq ft
 First Floor = 53.1 sq m / 571 sq ft
 Garage = 15 sq m / 161 sq ft
 Total = 121.7 sq m / 1,309 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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