

SANDYCOT

PRINCES RISBOROUGH - BUCKINGHAMSHIRE



TIM RUSS
prime





**SANDYCOT
CADSDEN ROAD
PRINCES RISBOROUGH
BUCKINGHAMSHIRE**

*Princes Risborough c1.mile | Great Missenden c5 miles
Aylesbury c7.5 miles | High Wycombe (M40) C11 miles*

**An appealing and versatile family home
in a quite delightful setting in this
much admired part of the Chilterns**

Reception Room | Sitting Room | Dining Room
Family Room | Kitchen/Breakfast Room
Utility Room | Cloakroom

Four Bedrooms | Two Bathrooms

Separate Annexe – Kitchen/Living Room
Bedroom | Bathroom

Triple Garage | Office/Gym

Large Garden | Greenhouse

In All About 1.29 Acres

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LOCATION

Cadsden nestles into the Chiltern hills in an area of outstanding natural beauty adjoining the the hamlet of Whiteleaf. Nearby there is a good Gastro Pub, Indian Restaurant and the 9-hole Whiteleaf Golf Club. There are bridleways and footpaths, including Britain's oldest road The Ridgeway, close to the property offering miles of countryside to explore. The market town of Princes Risborough is just a mile away providing shopping facilities, post office, restaurants, library, sporting facilities, swimming pool/fitness centre, a weekly market and mainline railway service to London Marylebone (40 mins), Oxford and Birmingham. Junctions 6 & 7 of the M40 provide good access to London Heathrow and Birmingham Airports. Buckinghamshire is renowned for its education system including the Aylesbury and Sir Henry Floyd grammar schools.

THE PROPERTY

Sandycot was originally built in the 1930's and substantially extended over subsequent years to create an exceptionally versatile family home. The current owner created a self-contained one bedroom annexe adjoining the main house perfect for a dependant relative or a small business.

The front door opens into a particularly generous reception room with a staircase up to the first floor. There is a cosy double aspect sitting room with a deep bay window and an open fireplace. A separate dining room connects with the dual aspect family room which in turn has doors out onto the garden. The kitchen was refitted just two years ago and is well equipped including integrated appliances, induction hob, underfloor heating, a breakfast bar, quartz work surfaces, a larder and a water softener. Off the kitchen is a utility room with a cloakroom and



a door out to the rear courtyard.

On the first floor there is a large dual aspect principal bedroom, three further bedrooms and two bathrooms, one with a walk-in shower.

ANNEXE

The self-contained annexe, accessed from the courtyard, has a large, combined kitchen and living space with a bathroom and a separate bedroom that is currently being used as an office

OUTSIDE

The property is approached via a driveway which leads to parking in front of the house. The driveway continues to the left side with a small greenhouse and to the right into the courtyard with the triple garage block. Off the garage is a further office that could be a workroom or gym.

The gardens are a delight and mainly lawn with shrubs, beds and mature hedging on the boundary. To the rear of the garden is a wonderful flower meadow with over 70 varieties of wild flowers, including Orchids and in particular the rare Bee Orchid and White Helleborine. The owner has put together the following website which documents the seasons www.wildflowersinachilterngarden.co.uk. There is a further lightly wooded area with a picnic table and chairs making a perfect playground for children.

SERVICES

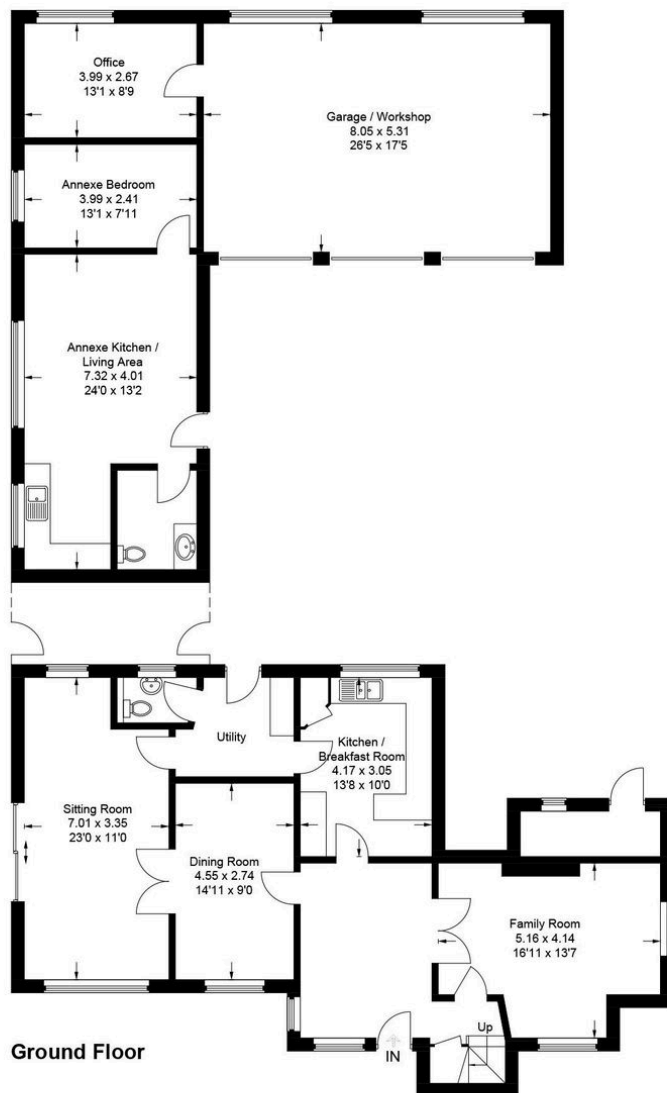
Mains electricity, water & drainage. Oil fired heating.

POSTCODE HP27 0NB

COUNCIL TAX BAND G **EPC RATING** F







Ground Floor



First Floor

Sandycot

Approximate Gross Internal Area = 277.4 sq m / 2,986 sq ft

Ground Floor = 93.0 sq m / 1,001 sq ft

First Floor = 86.7 sq m / 933 sq ft

Outbuildings = 97.7 sq m / 1,052 sq ft

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