



Little Lane, Loosley Row  
£1,350,000





## Little Lane

### Loosley Row

Set in an elevated position in a peaceful hamlet in the Chiltern Hills, just 3 miles from Princes Risborough, this contemporary home is all about effortless luxury and connection to its surroundings, with breathtaking westerly views.

From the moment you step inside, the striking atrium sets the tone, flooded with natural light, it pulls you in and draws you through. The stylish living spaces are beautifully interconnected, flowing effortlessly from one area to the next whilst the large bifold doors ensure the seamless transition between inside and out. A wonderful feature is the impressive Häcker kitchen with quality and attention to detail being a constant theme throughout this fine home. Additionally there is a study and large gym on the lower ground floor which could be adapted to a variety of uses such as a home cinema.

Upstairs, the principal bedroom suite is a standout, a true sanctuary with its own private balcony offering sweeping views over the attractive gardens and glorious countryside views beyond. There are three further generous double bedrooms, two with en suites, plus a stylish family bathroom and a handy cloakroom.

Outside continues to impress, the rear is complimented by a spacious decked area from which to enjoy the outlook over the attractive garden and views beyond, a simply wonderful backdrop.

There is a detached double garage to the front and a useful summer house in the garden.





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Loosley Row

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Contemporary & Stylish Design
- Breathtaking Principal Bedroom Suite with Balcony and Views
- Beautifully Interconnected Living Areas
- Impressive Häcker Kitchen with High Spec Appliances & Utility
- Outstanding Westerly Views Over Open Countryside
- Three Further Double Bedrooms
- Cloakroom, Two En Suites & Family Bathroom
- Double Garage & Summer House
- Beautiful Gardens











## Tim Russ and Company

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Lower Ground Floor

Ground Floor

First Floor

Approximate Gross Internal Area  
 Lower Ground Floor = 43.2 sq m / 465 sq ft  
 Ground Floor = 108.5 sq m / 1168 sq ft  
 First Floor = 87.5 sq m / 942 sq ft  
 Outbuildings = 45.6 sq m / 491 sq ft  
 Total = 284.8 sq m / 3066 sq ft  
 (Excluding Void)

Floor Plan produced for Tim Russ & Company by Media Arcade ©.

Illustration for identification purposes only. Window and door openings are approximate. Whilst every attempt is made to assure accuracy in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

