



Cadsden Road, Whiteleaf, Princes Risborough, Buckinghamshire, HP27 0LZ

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A beautifully presented & recently modernised, substantial country home positioned on approximately a 1/4 acre plot with its own self contained annex. The property is located within the iconic village of Whiteleaf with countryside views and walks all within a stones throw of the property.

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Guide Price - £1,395,000

- SUBSTANTIAL COUNTRY HOME
- 5 BEDROOMS
- RECENTLY MODERNISED
- HIGH SPECIFICATION KITCHEN
- PRIVATE, SELF-CONTAINED ANNEX
- VERSATILE ACCOMODATION
- COUNTRYSIDE VIEWS
- APPROXIMATELY ¼ ACRE PLOT
- MASTER BEDROOM WITH ENSUITE & WALK IN WARDROBE
- SECLUDED PLOT



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## Whiteleaf Village

Whiteleaf nestles at the foot of Whiteleaf Hill with the iconic Whiteleaf Cross, situated in the Chilterns Area of Outstanding Natural Beauty and close to the market town of Princes Risborough. The village has a golf course, a cricket ground and a public house. The adjacent village of Monks Risborough has a good primary and middle school and there are grammar schools in Aylesbury and High Wycombe. A good selection of private schools can be found in the area.

Nearby Princes Risborough offers a range of shops including a Marks and Spencer Simply Food and a selection of banks and building societies as well as a post office and other local shopping facilities.

There are mainline railway stations at Princes Risborough and Great Missenden offering Chiltern line services to London Marylebone taking approximately 40 minutes. Upgrades to the line will reduce London commuting times to approximately 30 minutes later this year. Amersham is the start of the Metropolitan Line to Baker Street and the City. There are good links to the motorways at J4 and J6 of the M40 accessing London, Oxford and the Midlands motorway network.



## Description

A beautifully presented & recently modernised, substantial country home positioned on approximately a 1/4 acre plot with its own self-contained annex. The property is located within the iconic village of Whiteleaf with countryside views and walks all within a stone's throw of the property.

The accommodation comprises of the following, entrance hallway with downstairs cloakroom, main reception room with functioning wood burner and door leading to rear garden, second reception room / snug and a dining room just off the kitchen. The kitchen / diner has been recently updated by the current owners to a high specification and benefits from waist height & eye cupboards, built in appliances including a fridge / freezer and built in dishwasher as well as Bi-fold doors opening to the rear garden. There is also a separate utility room which has plumbing for a washing machine & dryer as well as a sink.

This substantial country home also benefits from a large, self-contained annex which is highly versatile depending on the purchaser's requirements. It has many uses that include, housing elderly relatives or the potential for running a home business. The private accommodation includes, separate access leading to a hallway with storage cupboards, a large living room currently used as a games room which looks out to the rear garden, double bedroom / study, modern kitchen with built in appliances and a family bathroom.

Upstairs you will find a large, dual aspect master bedroom with a recently modernised ensuite bathroom with separate bath and walk in shower, dressing room and views overlooking the local countryside. There are also a further three double bedrooms as well as a modern family bathroom with bath and overhead shower.

To the rear, Bi-fold doors from the kitchen / diner lead you to a private, sunny rear garden with patio / decking area, perfect for hosting family BBQ's and events during the summer months as well as side access leading through to the front of the property.

To the front, a large private gravelled driveway offering ample amounts of parking for any growing family's.

Other notable features include, mains gas central heating system, double glazed windows throughout and loft storage space.





### General Remarks and Stipulations

#### Tenure

Freehold

#### Services

Mains gas central heating system, water, electric and drainage.

#### EPC Rating

C

#### Local Authority

Buckinghamshire Council

#### Post Code

HP27 0LZ

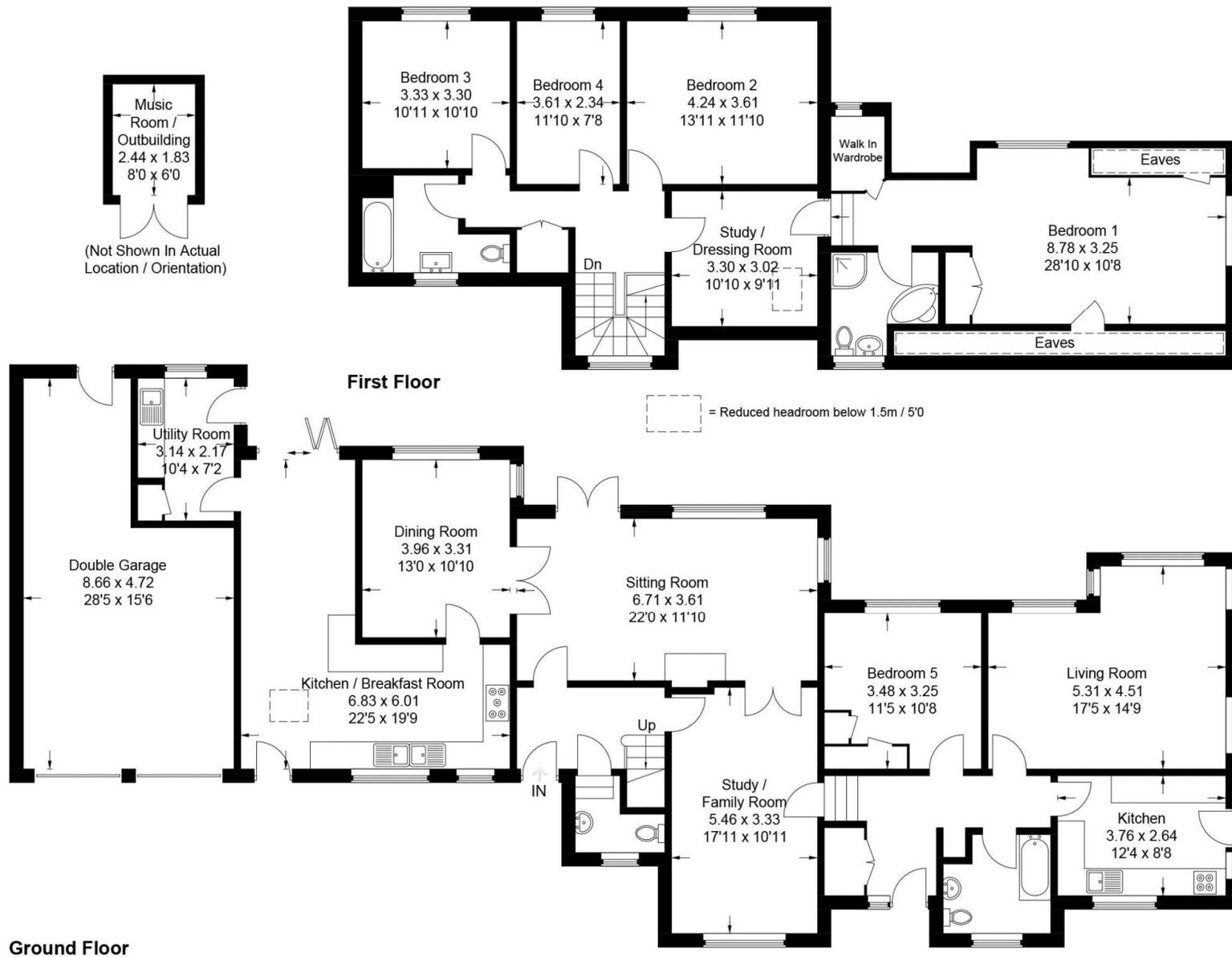
#### Viewing

Strictly by appointment with Bonners & Babington's

#### Fixtures and Fittings

Via separate negotiations





Approximate Gross Internal Area = 299.9 sq m / 3,228 sq ft  
(Including Garage)

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.

