



bonners & babingtons

Ilmer  
Princes Risborough

# Ilmer Princes Risborough Buckinghamshire HP27 9QZ

Offers in excess of £700,000

Introducing this charming three/four-bedroom detached property nestled in the picturesque and tranquil Village of Ilmer. This home offers a serene escape with captivating countryside views, a private rear garden and a garden room. Country living with modern convenience.

Upon entering, you are greeted by a warm ambiance that flows seamlessly through the entire house. You will find a large lounge complete with a cozy snug area, ideal for unwinding. The lounge benefits from a crackling fireplace fit with an inset log burner, fantastic for those cold Winter evenings. Double glass doors lead you into a separate dining area which is great for hosting guests. The dining room has access to the decking area through French doors.

This property also boasts a well-appointed study/office and a well-proportioned kitchen/breakfast room which has a dual aspect. The kitchen benefits from modern handleless units with solid oak work tops. There is a breakfast island with a granite surface, further storage and seating for two. The garage is adjacent to the kitchen and can be used to store cars or be utilised as further storage space with the added bonus of a utility area.

Upstairs you will find a large landing space, three bedrooms with built-in wardrobes and a modern family bathroom fit with a large shower and bathtub. The main bedroom is a tranquil haven and benefits from an en-suite shower room, providing a private oasis. The two additional bedrooms offer comfortable accommodation for family members and guests.

As you step outside onto the decking area, you can enjoy the surrounding beauty and beaming sunlight in the southeast facing garden. The garden approaches 100ft in length and has a secluded aspect. There is a large lawn, two raised decking areas, well-maintained flower beds with timber sleepers and a fantastic garden room with a glass frontage, mains electricity and internet access.





## Ilmer

Ilmer is a Village at the foot of the Chiltern Hills, approximately 1.5 miles from Longwick. Longwick hosts a local shop and post office, a well-known and traditional public house, a sports club, a village hall and a Church of England Combined School.

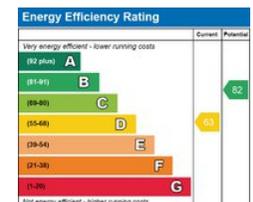
The Town of Princes Risborough is (3.5 miles) and Thame (5.1 miles) both have a variety of shops, boutiques, restaurants, supermarkets, football, tennis and golf clubs.

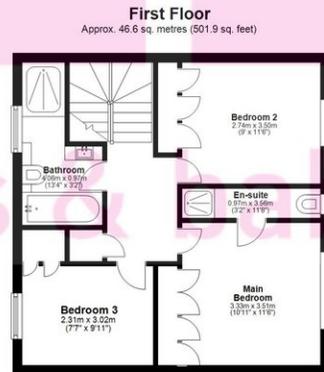
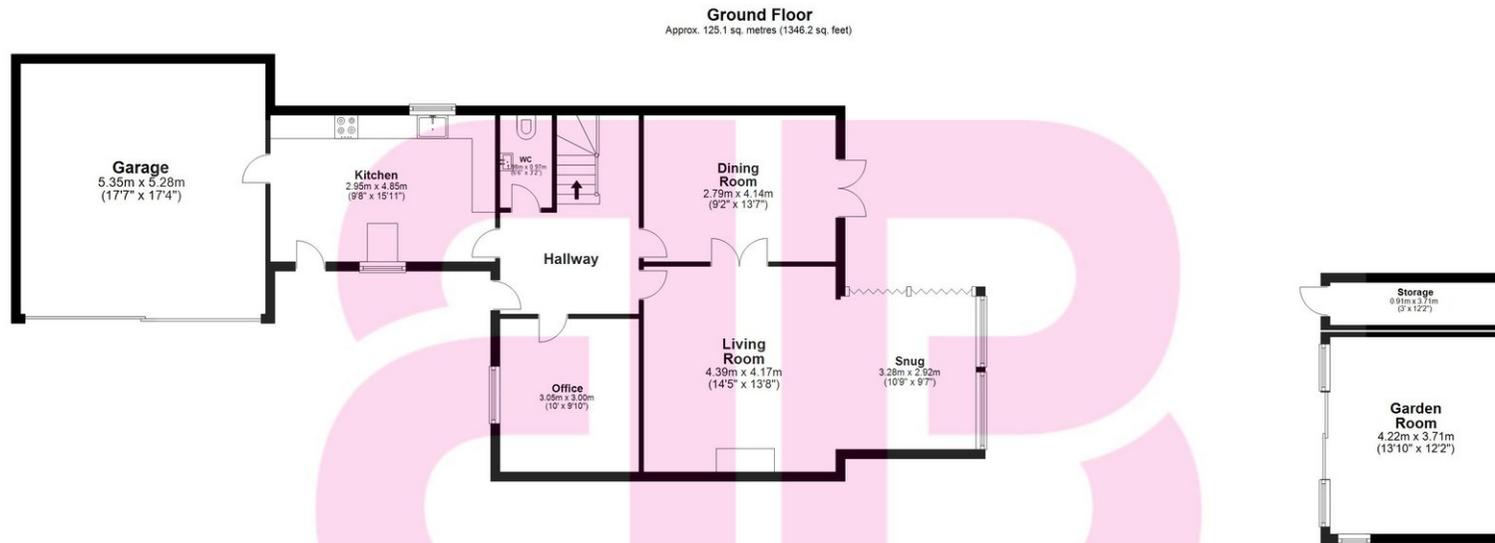
Excellent schooling is provided locally with a good choice of private and state schools close by including grammar schools in High Wycombe and Aylesbury.

There is access to the M40 motorway for London and the Midlands just 6 miles away (J6) and Princes Risborough station offers an excellent main line rail service to London (Marylebone - 35 minutes) and the Midlands.



## EPC Rating - D





Total area: approx. 171.7 sq. metres (1848.1 sq. feet)  
This floorplan is not to scale. It is to be used for guidance and illustrative purposes only. Accuracy is not guaranteed. Plan produced using PlanUp.

**Disclaimer**

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78 High Street, Princes Risborough, Buckinghamshire, HP27 0AX

**01844 343661**

risborough@bb-estateagents.co.uk

