



Risborough Road, Terrick, Buckinghamshire, HP22 5XL



Christopher Pallet
Professional advice since 1973

**Risborough Road,
Terrick,
Buckinghamshire,
HP22 5XL**

**Offers In Excess Of £750,000
Freehold**

Christopher Pallet have been favoured with the instructions to offer this well presented detached bungalow to the market for sale. The property is located in a traffic free location and enjoys a high degree of privacy. Please note the bungalow has an agricultural occupancy tie for more information please call 01296 625000.

The accommodation comprises; entrance hall, sitting room, kitchen/breakfast room, utility room, cloakroom, three bedrooms, bathroom, gardens and a garage.

The Hamlet of Terrick falls within a designated Area of Outstanding Natural Beauty on the edge of the Chiltern Hills and is about 2 miles from Wendover, a sought after village with a picturesque village centre. Here you will find a variety of interesting shops, many restaurants, a weekly market and schooling for children of all ages. There is a main line railway station at Wendover and nearby Stoke Mandeville with regular trains to London Marylebone taking less than 50 minutes.





A detached three bedroom bungalow in a rural setting

The accommodation

The front door opens to a light entrance hall with doors to a majority of the rooms. The sitting room is on the right and has a dual aspect with an attractive fireplace. The kitchen/breakfast room has a range of cupboards and drawers with worktops and a single sink unit with a window above overlooking the front garden. The utility and cloakroom are off the kitchen with a door providing access to the side. The three bedrooms all benefit from built-in wardrobe space providing ample storage. The bathroom is a white three-piece suite.

Outside

The bungalow sits centrally on a generous plot with mature boundaries, laid to lawn with access to both sides and a single garage to the left hand side. A five-bar gate to the front of the drive which provides parking for 4/5 vehicles.

Agents notes

The bungalow is subject to an agricultural occupancy condition for further details please contact us for more information.



Directions

Heading up Wendover High Street, proceed along the Ellesborough road to Butlers Cross. Turn right at the crossroads towards Terrick. At the T junction turn left and second right at the roundabout. The property entrance is located on the right hand side approximately 500 metres after the petrol garage.

Important Notice: These particulars have been prepared for prospective purchasers for guidance only. They are not part of an offer or contract. Whilst some descriptions are obviously subjective and information is given in good faith, they should not be relied upon as statements or representative of fact. If the property has been extended, or altered, we may not have seen evidence of planning consent or building regulation approval, although we will have made enquiries about these matters with the vendor.

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Viewing and Contact Details

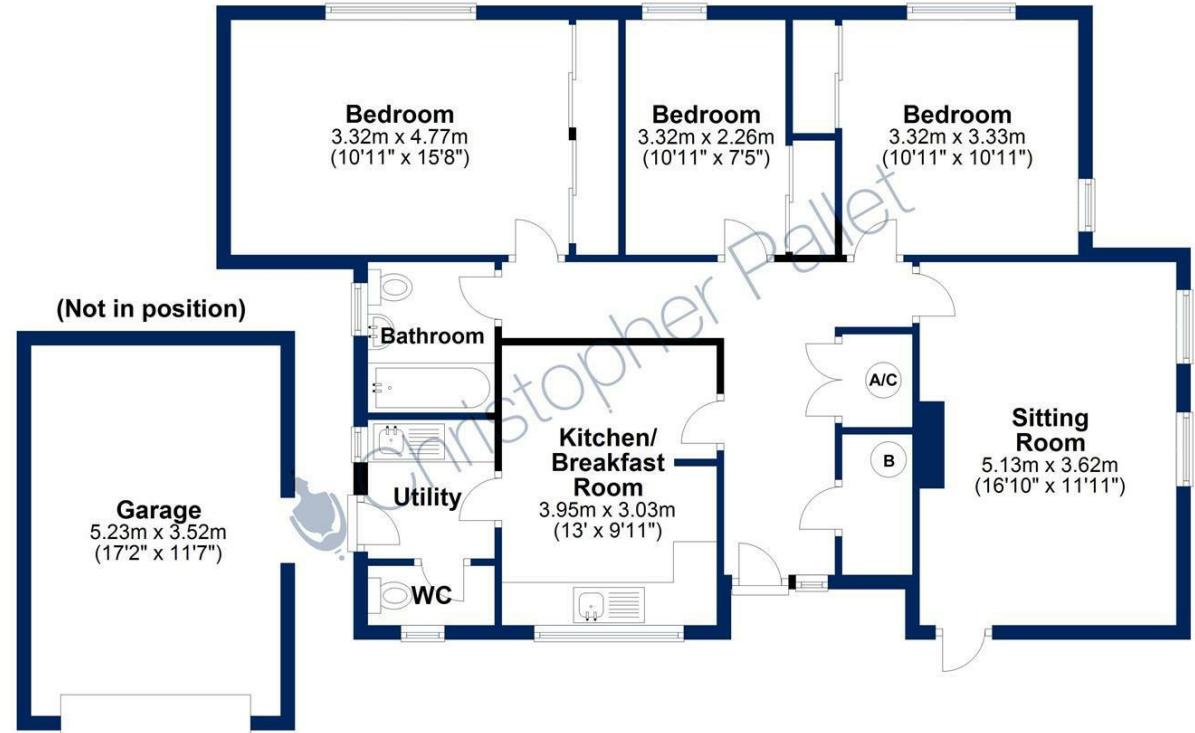


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Ground Floor

Approx. 97.1 sq. metres (1045.3 sq. feet)



Total area: approx. 97.1 sq. metres (1045.3 sq. feet)

For illustration purposes only - not to scale



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