

# Princes Risborough

50 | Stratton Road | Buckinghamshire | HP27 9AX



Guide Price £1,295,000

## ACCOMMODATION

Stunning reception hall with galleried staircase to all floors.

Three principal reception rooms with outlook over the rear gardens

Fitted kitchen with breakfast room and utility room

Spacious main bedroom with en suite shower room

Guest bedroom with en suite shower room

Three further double bedrooms on the first floor and family bathroom

Staircase rising to second floor with two further rooms and contemporary bathroom

Double garage and extensive driveway

Secluded landscaped gardens with patio area for al fresco dining

NO ONWARD CHAIN



50 Stratton Road is a substantial individually designed bespoke family home of 3,764 sq ft with six/seven double bedrooms situated in the heart of the delightful market town of Princes Risborough centrally located for all the amenities within the town. The property has been well maintained and is set within



thoughtfully landscaped gardens offering a high degree of privacy with a southerly aspect. The property has been well maintained by the current owners and provides versatile and flexible accommodation that is ideal for today's modern lifestyle. There are two well-proportioned rooms on the second floor along with a bathroom that could make an ideal teenage suite, or home office if one desired.

## KEY FEATURES

- Centrally positioned within walking distance of the High Street
- Close to Princes Risborough railway station giving access to Marylebone
- Excellent schooling within the area in both public and private sectors
- Spacious well presented flexible accommodation ideal for today's lifestyle
- Seven generous bedrooms set over the two upper floors
- Private and well tended landscaped gardens offering with play area
- Full width patio area making it an ideal space for entertaining / dining
- Double garage and extensive driveway parking to the front of the property





50 Stratton Road is a substantial family home extremely well appointed, situated in the heart of the attractive market town of Princes Risborough. Properties of this calibre are very rare to the market.

The accommodation is well planned and has been designed over three floors with the main feature being a bespoke central staircase from the reception hallway that leads to all floors.

The rooms within the property are very well proportioned and offer light and airy accommodation throughout.

There is ample parking at the property with a gated driveway leading to the detached garage and parking area.

The mature landscaped gardens are a definite feature of the property offering seclusion and being southerly facing.

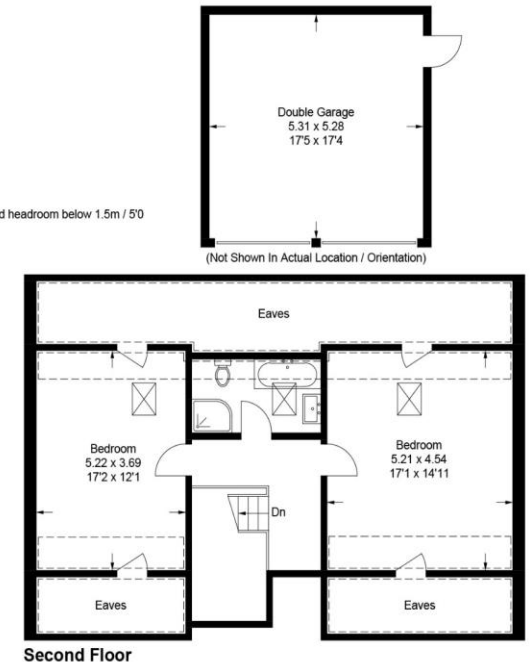
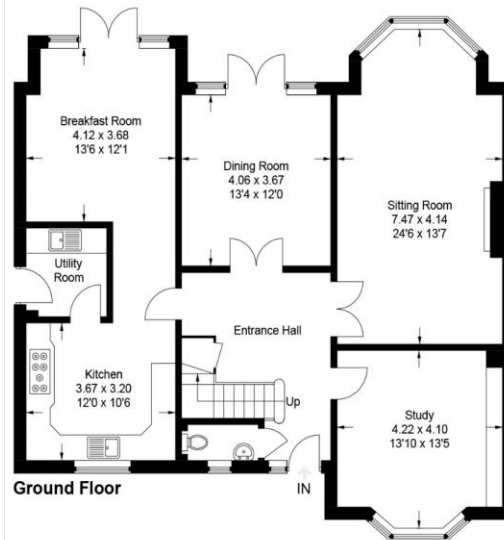




## Situation

Buckinghamshire is renowned for its schooling and there is a selection of independent and state schooling for children of all ages within the area.

The main line station is within a short walk providing direct access to London Marylebone in around 38 minutes. Princes Risborough, Wendover and Thame all offer an extensive range of shops and leisure facilities with the larger centers of Oxford, Aylesbury and High Wycombe offering more comprehensive facilities.



## 50 Stratton Road

Approximate Gross Internal Area  
 Ground Floor = 115.7 sq m / 1,245 sq ft  
 First Floor = 110.3 sq m / 1,187 sq ft  
 Second Floor = 95.7 sq m / 1,030 sq ft  
 Double Garage = 28.1 sq m / 302 sq ft  
 Total = 349.8 sq m / 3,764 sq ft



Local Authority – Wycombe District Council

Council Tax - G

EPC – C

Postcode for Sat Navigation HP27 9AX



1 Swan Walk, Upper High Street, Thame, Oxon, OX9 3HN

**01844 214421**

thame@colombs.co.uk

**www.colombs.co.uk**

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.

© CJ Property Marketing Ltd Produced for Colombs

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.