

# 11 Bedroom Detached Property

**ASSISTED LIVING FACILITY/  
POTENTIAL CARE HOME**

Abbeyfield House, Church Street, Princes Risborough, HP27 9AA



**£975,000**

TEL. 01296 761 331

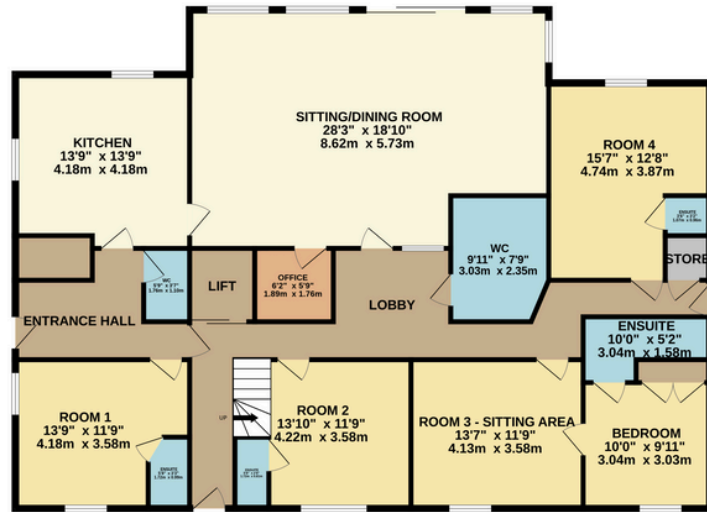
EMAIL; HELLO@WESOLDIT.CO.UK



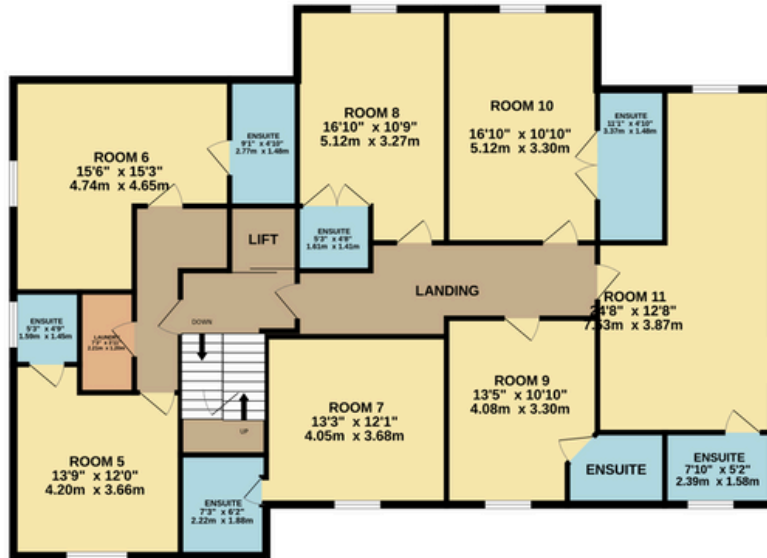
Welcome to Abbeyfield House. This substantial, detached residence on Church Street used until recently as sheltered accommodation for the elderly is located in the picturesque market town of Princes Risborough. This former vicarage built in the 1920's boasts 11 ensuite bedrooms spread over the ground and first floors. The home features a spacious day room providing ample space for both a living area and dining area, a well-equipped kitchen, and a private staff flat with a bedroom, living area and kitchenette is

located on the second floor, along with the manager's office, a day office is located on the ground floor..Outside, the property benefits from a driveway to the front, providing parking for a number of vehicles, and an enclosed garden to the rear, perfect for relaxation and outdoor activities. Abbeyfield House presents a unique opportunity to own a distinguished home in a charming and convenient location.

GROUND FLOOR  
2007 sq.ft. (186.4 sq.m.) approx.



1ST FLOOR  
1838 sq.ft. (170.7 sq.m.) approx.



2ND FLOOR  
903 sq.ft. (83.9 sq.m.) approx.





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Score	Energy rating	Current	Potential
92+	A		
81-91	B		83   B
69-80	C		
55-68	D	58   D	
39-54	E		
21-38	F		
1-20	G		



## VIEWINGS

Strictly by appointment with  
WeSoldIt.co.uk

*MONEY LAUNDERING REGULATIONS 2017 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your prompt co-operation in doing so to limit any delay in agreeing a sale.*

*THE CONSUMER PROTECTION REGULATIONS 2008 We the Agent have not tested any apparatus, equipment, fixtures and fittings or services and cannot verify that they are in working order or fit for the purpose. We advise any buyer to obtain verification from their Solicitor or Surveyor.*

*The Tenure of a Property as referenced is based on information supplied by the Seller. We the Agent have not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.*

*We would advise you check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require, or professional verification should be sought. We would recommend you do this, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order.*

*These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and complete accuracy cannot be guaranteed. All dimensions are approximate. Floor Plan: For illustrative purposes only, not to scale.*