

55 Saunderton Vale, High Wycombe, Buckinghamshire, HP14 4LJ

A well-presented, four bedroom, detached house, quietly located at the end of a no-through road overlooking fields. No Onward Chain

**| Storm Porch | Entrance Hall | Dining Room | Study | Living Room | Cloakroom
| Kitchen | Four Bedrooms | En-Suite | Family Bathroom | Front Gardens
| Driveway | Double Garage | Rear Gardens |**

The house is approached along Saunderton Vale and can be found at the end and is approached through a pair of tall, brick pillars indicating the entry to the more prestigious properties. It has been well-maintained with replacement Everest double glazing, fascia boards and guttering and has optimised storage throughout.

The front door is protected by a storm porch and opens into the hall with the stairs to the left and the dining room, with a feature bay window, to the right.

The refitted kitchen overlooks the garden and has a door to the drive on the side. It has been refitted with bi-coloured, gloss units, grey for the floor units and white for the extra-deep wall units, with an integrated dishwasher and reverse osmosis filter tap, plumbing ready to accommodate a water softener, 4 ring gas hob and fan oven with space for a fridge freezer and washing machine.

The refitted cloakroom is between the kitchen and the rear aspect sitting room.

A pair of doors, set on the diagonal, access the sitting room which has a feature fireplace and patio doors to the garden. The fitted front-aspect study completes the downstairs accommodation.

Upstairs, there are four bedrooms, three with fitted wardrobes. The master bedroom overlooks the open countryside and has a refitted ensuite comprising of shower, W.C. and basin. There is an additional double bedroom and two single bedrooms. All bedrooms benefit from full height ceilings.

The property has a large loft.

Outside, the property is set back slightly from the road with a lawned frontage and, to the side, a paver driveway leading to a double garage with rafter storage, power and light. The back garden is private and enclosed, backing onto fields with two distinct entertaining spaces; a patio adjacent to the house and a sheltered pergola at the rear of the sunny south west facing garden.

Price... £625,000 Freehold



LOCATION

This property is situated in a quiet, semi rural location, surrounded by open countryside between High Wycombe and Princes Risborough. However, for the commuter, the location could not be better as there is a railway station just a few minutes walk from the property with regular trains to and from London. Being situated between the two towns, High Wycombe with a vast array of shopping, travel, leisure and hospitality facilities is only 6 miles away and the smaller town of Princes Risborough, with a more select range of facilities is just 4 miles away.

DIRECTIONS

From our office in Naphill follow main road towards Princes Risborough for approx 1.5miles. Turn left into Bradenham Wood Lane and at the T-junction turn right onto Wycombe Road and follow this for approx. 1 mile and turn left into Slough Lane (signposted for the station) and almost immediately right into Saunderton Vale. Follow this right to the end passing through the brick piers, the house can be found towards the end on the left

ADDITIONAL INFORMATION

Council tax band F

EPC rating D

SCHOOL CATCHMENTS 2025/26

Primary: Bledlow Ridge Combined School Upper : Princes Risborough School (mixed) Boys' Grammar: The Royal Grammar School, John Hampden School, Aylesbury Grammar School Girls' Grammar: Wycombe High School, Aylesbury High School Mixed Grammar: Sir Henry Floyd School (we recommend checking availability at specific schools)

MORTGAGE

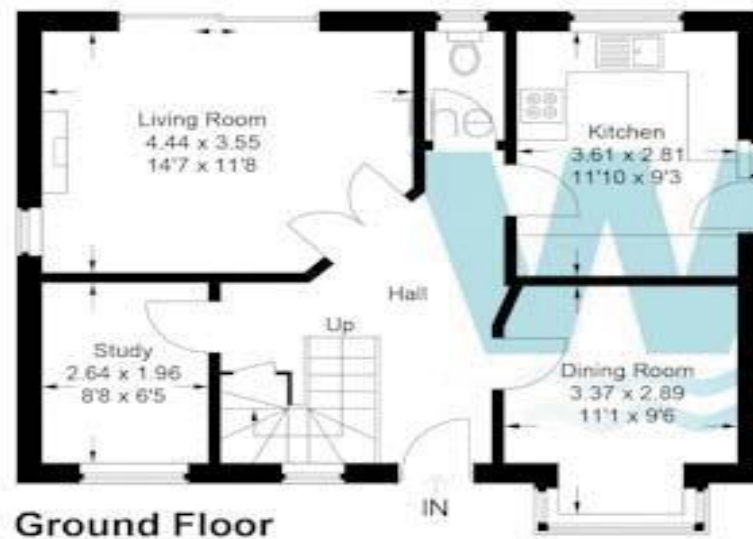
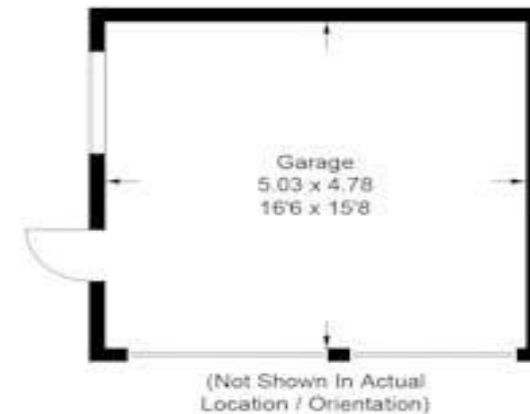
Contact your local Wye Residential office who can introduce you to their Independent Financial Adviser

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55 Saunderton Vale

Approximate Gross Internal Area
Ground Floor = 54.8 sq m / 590 sq ft
First Floor = 53.0 sq m / 570 sq ft
Garage = 24.2 sq m / 260 sq ft
Total = 132.0 sq m / 1,420 sq ft



Ground Floor



First Floor

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.

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