



Keegan White
ESTATE AGENTS

38 The Residence | Saunderton | £490,000



Features

- A Beautiful Home
- 33 ft Living Area
- 245 Year Lease
- Countryside Living
- Impressive Master Suite
- Lift To All Floors

The communal front door opens into an impressive atrium with a sweeping staircase, and an internal door that leads to the lift to the 2nd floor. The apartment has an entrance lobby that has a secondary front door into the main hallway that gives access to all rooms. The 33ft long open plan living area with 20ft high ceiling is a standout feature that anyone would be in awe of. The room is split into three sections, kitchen, lounge and dining, and has an abundance of light coming into it from the southerly and southwesterly windows. The kitchen is fully equipped with predominantly Bosch appliances including the fridge freezer, oven, hob, extractor fan and dishwasher. In

addition there is a wine cooler and integrated washing machine. The main bedroom has an ensuite shower room, as well as a walk in wardrobe, and the second bedroom has fitted wardrobes. The contemporary bathroom comprises of a panel bath with overhead shower and screen, hand basin with storage below, and the WC. In addition, there is 10m2 storage room located off the entrance lobby that could be utilised for a variety of purposes. Externally, there is allocated car parking for one car, along with plenty of additional visitor bays, and the expansive communal gardens are also open to parkland owned by the National Trust.



Located in between the towns of Princes Risborough and High Wycombe, Saunderton is a village nestled the beautiful the Chiltern Hills, a designated area of Outstanding Natural Beauty. It offers a peaceful environment within reach of neighbouring towns by car, or local transportation. Within a short walk is the railway station that connects to London Marylebone to the east, and Oxford to the west. There is convenient access to the M40 at Junction 5 which is approximately 7 miles away at Stokenchurch. Everyday amenities can be found in Princes Risborough and High Wycombe, with further dining and retail options available in Great Missenden, Marlow and

Beaconsfield. The surrounding countryside offers extensive walking, cycling and riding routes, with several golf clubs, sports facilities and village pubs in the wider area.

Additional Information:

Council Tax: Band D.

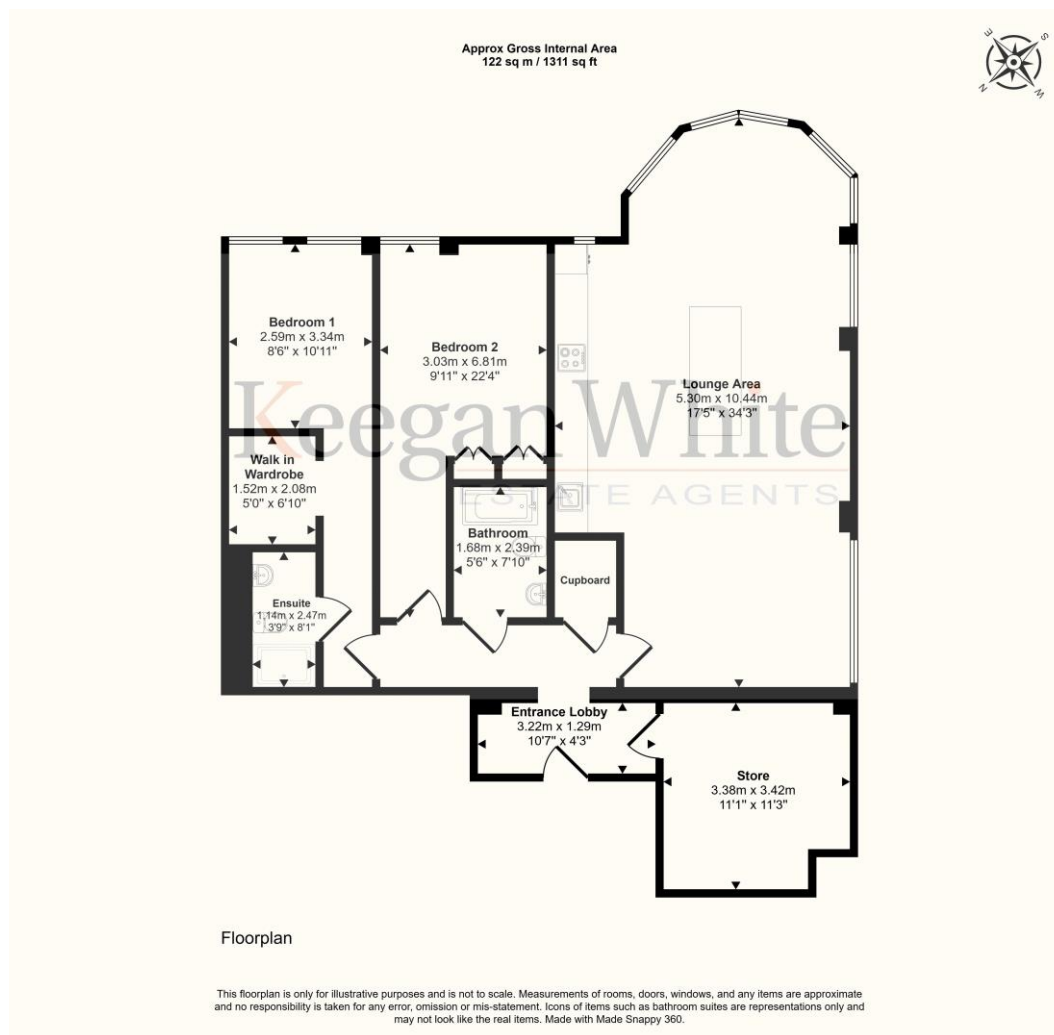
Energy Performance Rating: EPC D (56).

Lease term Remaining: 245 years.

Annual Service and Maintenance Charge: circa £2,200

Ground Rent: £0





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