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**SIMMONS & SONS**



8 Princes Street  
Piddington, HP14 3BN

Guide Price £785,000  
Freehold

## 8 Princes Street Piddington HP14 3BN

### A Four Double Bedroom Detached House

- Substantial Plot of .46 Acres (approx.)
- Very Well Maintained & Improved Throughout to Create a Modern Family Home with Potential for Extension (STPP)
- Beautiful Far-Reaching Views over the Chiltern Hills
- Spacious Living/Dining Room
- Snug/Family/Dining Room
- Re-Fitted Contemporary Styled Kitchen
- Utility Room
- Four Double Bedrooms
- Large Four Piece Bathroom & Separate Shower Room
- Stunning Landscaped Rear Garden
- Garage & Driveway Parking for Several Vehicles



We are delighted to offer for sale this impressive, Four Double Bedroom Detached family home situated in the charming Hamlet of Piddington. In superb condition whilst offering potential for extension (Subject to Planning Permission), this lovely home occupies an enviable plot of 0.46 of an acre (approx). Having been much improved by the current vendors to create flexible and modern living accommodation for the growing family, this superb property benefits from a large landscaped Rear Garden and stunning far-reaching views over the Chiltern Hills - countryside walks are just moments away. Close to the historic Village of West Wycombe, with High Wycombe being a short drive away and within catchment for favoured Grammar and Secondary schools\*, early viewings are advised to avoid disappointment.

**Accommodation:** The front door opens into an Entrance Hall with stairs rising to the First Floor. An oak door opens into the spacious Living/Dining room - a relaxing, bright space owing to the front, side and rear aspect windows. An oak surround fireplace and vertical radiators add to the contemporary feel and patio doors open into the Rear Garden. The Kitchen is fitted with a range of white, high gloss eye-level and base units with lots of storage and with complementary worktops over - being rear aspect there are pleasant views over the Rear Garden and countryside. A Utility Room offers further storage and plumbing for appliances. A part-glazed oak door leads into the rear aspect Dining Room, this would also make an ideal Snug/Family room To the First Floor are Four Double Bedrooms - all with superb views. The Bathroom is spacious with corner bath and shower enclosure and there is a separate Shower Room.



## Exterior

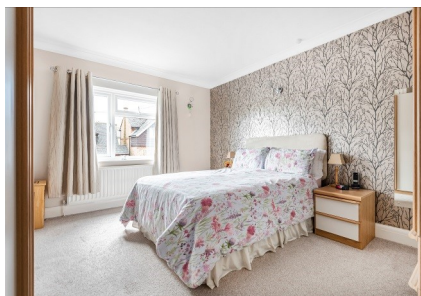
The large, dog-legged Rear Garden, part of which was the original orchard is landscaped with a variety of mature shrubs, trees and borders to create interest. This is a beautiful space with a large patio area to enjoy outdoor entertaining and a further smaller patio within the garden - there is a timber shed. The substantial lawn with wood panel fencing and mature hedge boundary border, rolls down to the fields with views beyond. To the Front of the property is a Driveway for several vehicles and a Garage.

## Situation

The Hamlet of Piddington is a short drive away from West Wycombe Village, the M40 and Saunderton Station. High Wycombe and Princes Risborough are easily accessible, as is the ever popular town of Marlow. Education is very well catered for with catchment for many favoured schools\*.

## Directions

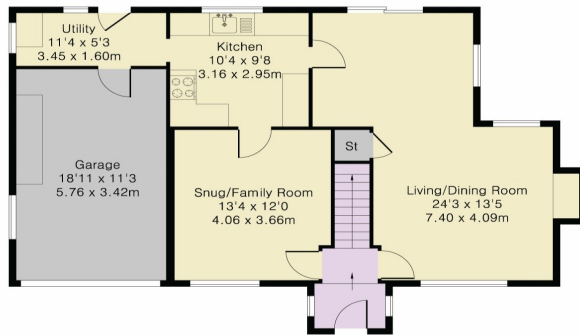
From the offices of **Simmons & Sons** of Marlow proceed out of Marlow on the B482, Dean Street. Continue along the B482 for approx. 4.1 miles into the village of Lane End onto Finings Road. Turn right at Bolter End Road, then take the 2<sup>nd</sup> right on to Old Oxford Road, then the first Right on to Princes Street. Continue on this road where the at the property will be found on the right hand side. A representative of Simmons & Sons will meet you at the property.



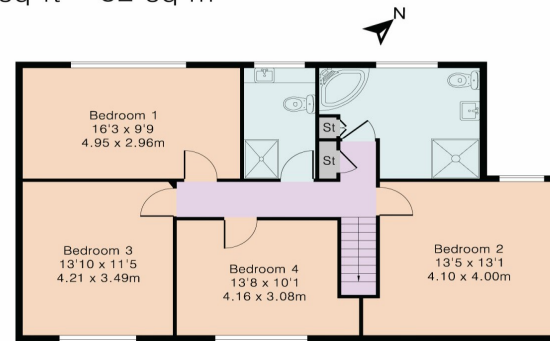
## Council Tax/Wycombe

Tax Band E

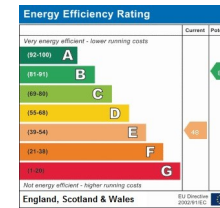
Approximate Gross Internal Area 1792 sq ft – 167 sq m  
Ground Floor Area 911 sq ft – 85 sq m  
First Floor Area 881 sq ft – 82 sq m



Ground Floor



First Floor



### Services

We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey and it is not our firm's policy to test services and domestic appliances, so we cannot verify that they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor.

\* Purchasers are advised to check with schools directly regarding catchment criteria.

**VIEWINGS** - Strictly by appointment with:

Simmons & Sons

T: 01628 484353

E: [sales@simmonsandsons.com](mailto:sales@simmonsandsons.com)



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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