



5 Risborough Road  
Kingsey  
Buckinghamshire, HP17 8LY

Offers In Excess Of  
£875,000

**RB** REASTON BROWN



## This Stunning Family Home Complete with Annex, Offers 3,655 Sq Ft of Versatile Accommodation. Features Include Five Bedrooms, Spacious Kitchen, South-Facing Garden, Garden Room, and a Double Garage.

**5 Risborough Road** is an impressive family home, offering 3,655 sq ft of versatile accommodation, perfect for modern living. Upon entering, you are welcomed by a practical porch with a tiled floor, leading into the sitting room, which features a large log burner and fitted shelving around the fireplace. This bright room has three windows to the front, which allow in plenty of natural light. Off the sitting room is a study, ideal for working from home, and a convenient cloakroom with a toilet and sink. The kitchen breakfast room opens into the spacious dining/family area, creating an ideal space for gatherings. The kitchen is equipped with underfloor heating, a large island unit, and ceramic tile flooring, with double doors leading directly outside to the garden. This space flows seamlessly, offering a fantastic area for family meals or entertaining. Off the kitchen, a rear lobby provides access to a fifth bedroom and shower room, offering flexible accommodation for guests or family members, ensuring privacy and comfort. Upstairs, the main house boasts three well-proportioned bedrooms, including a large master bedroom with scenic views over the garden and the Chiltern Hills. The luxurious family bathroom is equipped with a separate shower, feature bath, and double sinks, providing a stylish and comfortable space. The Annex offers a second kitchen, sitting room, bedroom, and bathroom, with its own entrance, making it perfect for guests, extended family, or a home business setup. In the south-facing garden, you'll find a good size garden room with power, a large entertaining terrace, and a lawn area, providing ample space for relaxation and social gatherings. The property also includes a double garage with a large storage room above, and a gravel driveway offering parking for several cars. Renovated in 2005, the home features oil central heating and is connected to mains drainage. EPC D = Council Tax F, Freehold

### Situation

Kingsey is a small village on the borders of Oxfordshire and Buckinghamshire, close to the larger village of Haddenham, which benefits from a health centre, several shops, a film club, a tennis club, gastronomic pub, a recreation ground, sought after primary schools namely St Mary's primary schools in Haddenham. Haddenham and Thame parkway Railway station with direct trains into London Marylebone (fastest journey time 37 minutes) is 2.8 miles away. The market town of Thame is also nearby with further shops, churches, health clubs, various other facilities and the renowned Lord Williams secondary school and several good primary schools. There is also proximity to the grammar schools in Aylesbury. The M40 is within easy travelling distance for access to London, Birmingham and the Northern networks.

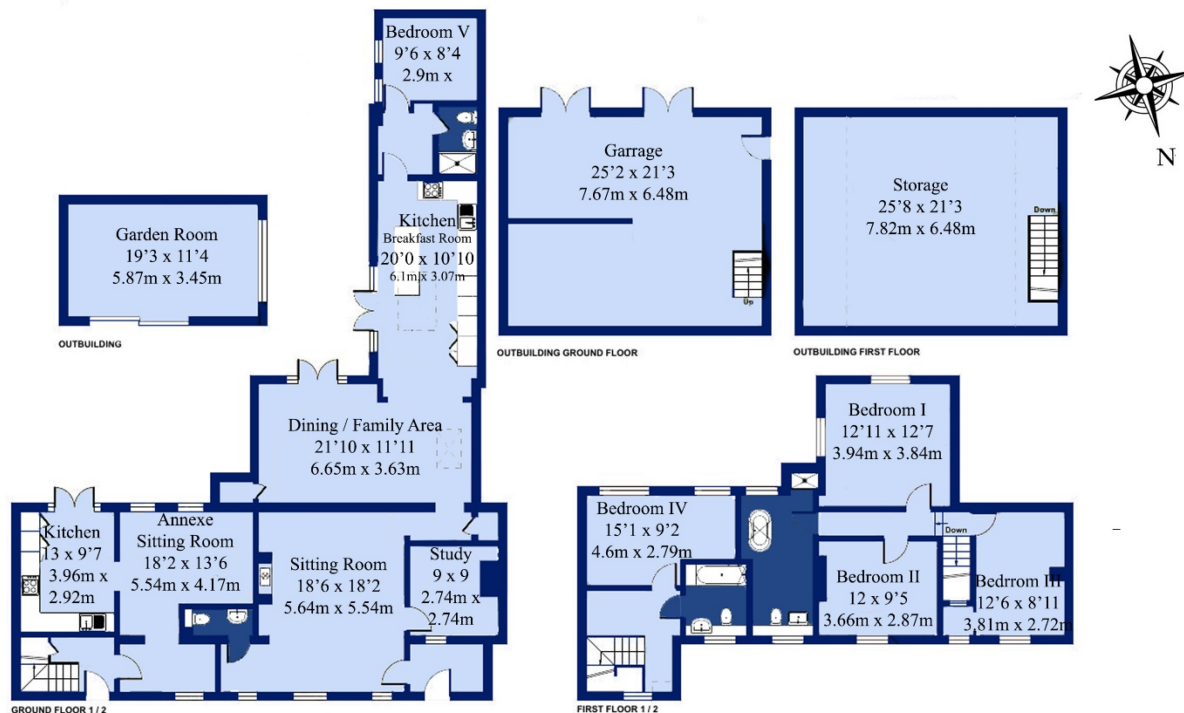
*The property comprises the following with all dimensions being approximate only. Please note that Reaston Brown has not tested appliances or systems and no warranty as to condition or suitability is confirmed or implied. Any prospective purchaser is advised to obtain verification from their surveyor or Solicitor.*











Gross Approx. Internal Floor Area 3655 Sq Ft (339.5 Sq M) inc Garage  
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All measurements of walls, doors, windows and fitting and appliances, including their size and location, are shown as standard sizes and therefore cannot be regarded as a representation by the seller.

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*Viewing is Strictly by Appointment through Reaston Brown*

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