



Friars Cottage, Burton Lane  
Monks Risborough, Buckinghamshire  
HP27 9JF

Guide Price £675,000

**RB** REASTON BROWN



## Grade II Listed 17<sup>th</sup> Century Three Bedroom Family Home, Three Reception Rooms, Newly Refurbished Kitchen with Pantry, with an Enclosed Garden. In a Prime Village Location Near School and Surrounded by Countryside. No Onward Chain

**Friars Cottage** a beautifully presented four-bedroom home that effortlessly combines character, comfort, and charm, from the moment you step into the inviting entrance hall, the warmth and personality of this home become immediately apparent and sets the tone for this delightful home. The sitting room is full of rustic appeal, featuring an open fireplace with a fitted log burner, original terracotta floor tiles, a bay window to the front, bespoke cabinetry, and exposed ceiling beams. To the rear, a garden room with French doors opens onto a private patio.

The dining room, bathed in natural light from dual aspect windows, boasts parquet flooring a fireplace with a log burner, all framed by characterful beams and period touches.

The country-style kitchen has been thoughtfully fitted with a quality range of Shaker cabinetry and solid oak worktops. A Belfast sink sits beneath a side-aspect window, while a door offers direct access to the rear garden. The kitchen is equipped with a Rangemaster gas cooker, integrated dishwasher and washing machine, a walk-in pantry. Completing this level is a stylish ground floor bathroom, complete with a bath and overhead rain shower, a freestanding wash basin with vanity unit, and W/C.

Upstairs, the attention to detail continues. Three beautifully appointed bedrooms. The principal bedroom enjoys front and rear views and has solid wood flooring. The main bathroom offers a roll-top bath, freestanding basin with cabinet, W/C, and exposed beams. Bedroom Two & Three are rich in period charm, with more exposed beams and timber flooring.

Outside, the cottage-style garden is a peaceful retreat. A gravelled path links the front and rear, both thoughtfully landscaped. The front features a picket fence, mature shrubs, and trees. The rear garden has raised beds, decorative borders, built-in seating, and is enclosed by a mix of picket fencing and a flint-and-brick wall

Benefits from a recently installed Worcester Bosch boiler.

EPC: N/A Council Tax Band: E Freehold. No Onward Chain

### Situation

Monks Risborough is a picturesque and historic village nestled at the foot of the Chiltern Hills, adjacent to the larger town of Princes Risborough. As one of England's oldest recorded parishes, Monks Risborough blends a rich heritage with a peaceful, rural charm. The village features traditional cottages, a beautiful green, and the 12th-century St Dunstan's Church, which stands at its heart.

The surrounding countryside offers excellent opportunities for walking, cycling, and exploring, with direct access to the Chilterns Area of Outstanding Natural Beauty. Despite its tranquil setting, Monks Risborough is well-connected, benefitting from proximity to Princes Risborough station, which provides fast rail links to London Marylebone, making it ideal for commuters.

Families are drawn to the area for its access to well-regarded schools, both state and independent, and its welcoming, close-knit community. Local amenities are easily accessible in nearby Princes Risborough, including supermarkets, shops, cafes, and a weekly market. With its combination of history, natural beauty, and convenience, Monks Risborough is a highly desirable village for those seeking a quieter lifestyle within reach of London.

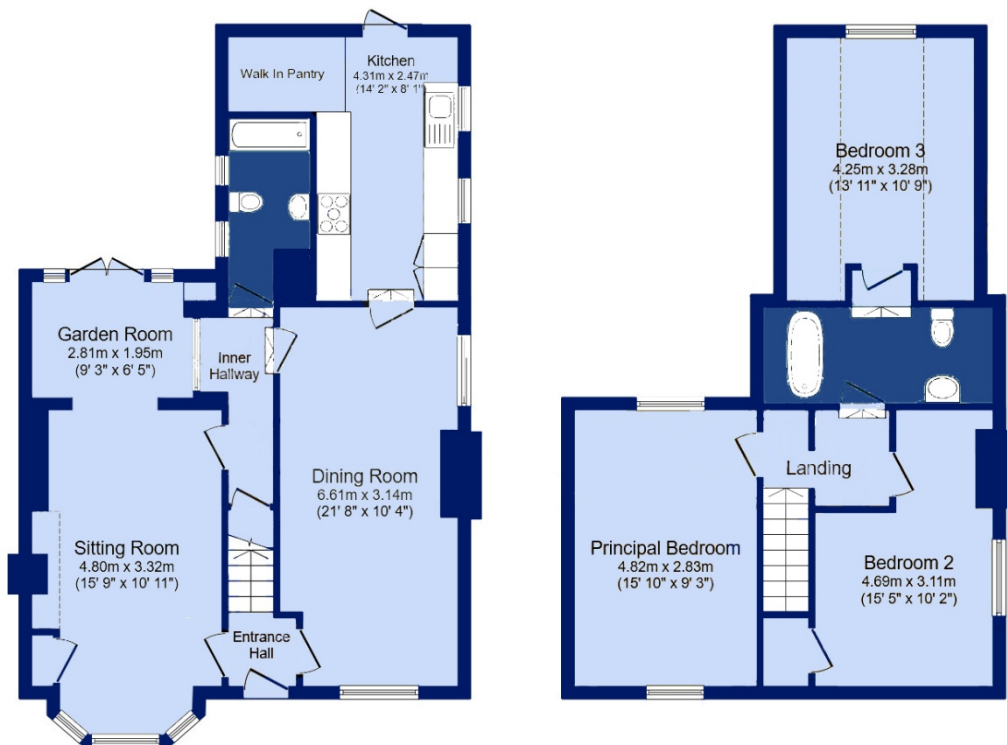
*The property comprises the following with all dimensions being approximate only. Please note that Reaston Brown has not tested appliances or systems and no warranty as to condition or suitability is confirmed or implied. Any prospective purchaser is advised to obtain verification from their Surveyor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











Approx. Gross Internal Floor Area 1388 Sq Ft / 128.9 Sq M

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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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**www.reastonbrown.co.uk Email: sales@reastonbrown.co.uk**

94 High Street . Thame . Oxfordshire . OX9 3EH Tel: +44(0) 1844 260626

2-4 Windmill Road, Headington, Oxford, OX3 7BU Tel : +44(0) 1865 308855

119-121 Park Lane . London . W1K 7AG. Tel : +44(0) 207 079 1589

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