

CRENDON **H**OUSE

Est. 1971

Wooburn Green - Secluded Central Location Guide Price £1,500,000- Freehold



Rarely available & highly sought after - An attractive & substantial executive detached family home situated behind electric gates on a generous private plot with the river Wye running gently down one side. Situated just off the green in the village centre, this beautiful house is effectively offered to the market with no upper chain. With around 3,000 square feet of well thought out accommodation offering 4 reception rooms, a large & recently re-fitted kitchen/breakfast room, utility/boot room, cloakroom, 5 bedrooms & 3 bathrooms. Further benefits are a double garage, huge block paved driveway, security gates and video system, recently re-fitted kitchen & bathroom, a new dual boiler system and lots of potential to extend the property further.

Highly Sought After
Riverside Setting
4 Reception Rooms

Private & Central Location
5 Bedrooms
3 Bathrooms

Lion House Town Lane Wooburn Green Buckinghamshire HP10 0EL



Reception Hall: 16' 2" x 11' 7" (4.93m x 3.52m)

Solid Wood front door with frosted glass panel, radiator, feature painting recess with shelf and wooden beam, stairs rising to first floor with large under stairs storage cupboard.

Kitchen/Breakfast Room: 22' 6" x 13' 0" (6.87m x 3.95m)

Fitted kitchen comprising of a range of base and eye level units with solid wooden work surfaces, under unit lighting, butlers sink with mixer taps, integrated dishwasher and new large integrated separate fridge and freezer. Cannon range cooker, radiator, wooden floor, double glazed leaded light window to side aspect. The breakfast room area has a further radiator, leaded light double glazed window to the side, telephone point and a door to the utility room.

Utility room: 9' 10" x 6' 5" (3m x 1.95m)

Fitted with the same kitchen base and eye level units and wooden work surface, additional butlers sink with mixer taps, space and plumbing for washing machine and tumble dryer, leaded light double glazed door to rear aspect and leaded light double glazed window to side aspect, radiator, wooden floor, internal door to the garage.

Family Room: 13' 7" x 12' 11" (4.13m x 3.94m)

Leaded light double glazed French doors to rear, radiator, TV point.

Dining Room: 13' 7" x 12' 10" (4.15m x 3.91m)

Double doors with glazed panels to enter the room from the reception hall, leaded light double glazed window to rear aspect, radiator.

Living Room: 21' 8" x 13' 5" (6.6m x 4.1m)

Double doors with glass panels to enter the room, leaded light double glazed door to rear garden, three leaded light double glazed windows to rear and side aspects, open fire with marble hearth and wooden mantle and surround, TV point, radiator.

Study: 11' 1" x 9' 6" (3.39m x 2.9m)

Leaded light double glazed bay window to front aspect, radiator, 2 walls with fitted bookcases.

Downstairs WC:

Part tiled walls, low level WC, was hand basin set in vanity unit with storage cupboard under, radiator, spotlights, frosted double glazed window to front aspect.

First Floor Landing:

Leaded light double glazed window to front aspect, loft hatch, two large built in cupboards fully shelved, doors to all rooms:

Master Bedroom: 16' 10" x 12' 0" (5.14m x 3.65m)

Leaded light double glazed window to front aspect, two large built in wardrobes with shelf and hanging rail, radiator, door to:

En-suite: 12' 0" x 6' 7" (3.65m x 2m)

Fully tiled walls, one and half shower cubicle with glass panels and door, pedestal wash hand basin, low level WC, frosted double glazed window to side aspect, panel enclosed bath with mixer taps, heated towel rail.

Bedroom 2: 15' 8" x 13' 5" (4.78m x 4.1m)

Leaded light double glazed window to rear aspect, double built in wardrobe with shelf and hanging rail, radiator, door to En-Suite:

En-Suite: 7' 3" x 6' 9" (2.2m x 2.05m)

Part tiles walls with panel enclosed bath with mixer taps and shower attachment, low level WC, pedestal wash hand basin, frosted double glazed window to side aspect, radiator.

Bedroom 3: 13' 7" x 10' 11" (4.14m x 3.34m)

Leaded light double glazed window to rear aspect, radiator, double built in wardrobe with shelf and hanging rail.

Bedroom 4: 14' 9 x 9' 8 (4.5m x 2.95m)

Leaded light double glazed window to front aspect. Radiator, Built-in double wardrobe.

Bedroom 5: 10' x 7' 7 (3.03m x 2m)

Leaded light double-glazed window to rear aspect, radiator.

Family Bathroom:

Fully tiled walls & floor, double shower cubicle, inset wash hand basin with vanity unit and storage underneath. Concealed cistern WC.

Double Garage:

Electric remote door, window to front aspect, door to house, 2 x wall mounted boilers, eaves storage, light & power. Driveway for several vehicles behind electric security gates.

Garden: Wrapping around the rear & both sides of the house. Mainly laid to lawn with a large patio area, covered Pagola, fully enclosed with timber fencing, mature shrub, tree & flower borders

Please Note

These particulars, whilst believed to be accurate are set out as a general outline only for guidance only and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this employment has the authority to make or give any representation or warranty in respect of the property.

**TO VIEW THIS PROPERTY:-
PLEASE CONTACT CRENDON HOUSE ESTATE AGENTS ON
01628 527766**