



TWO FARTHINGS

Aylesbury Road, Monks Risborough



AN ATTRACTIVE FOUR BEDROOM ENERGY EFFICIENT FAMILY HOME WITH INDOOR EXERCISE POOL AND BARN

A lovely family home, well presented and with an array of energy saving features. The house benefits from delightful gardens with views beyond, a barn with potential to develop (STP) and an indoor exercise pool.



Local Authority: Buckinghamshire County Council

Council Tax band: G

Tenure: Freehold

Services: Mains electricity, gas, water, and drainage

Gardens and Grounds of approximately 0.35 acres

Large PV-solar array + battery storage, plus thermal solar water heating



TWO FARTHINGS

Two Farthings is a super home extending to over 2,700 sq ft as shown in the floor plans. Entered through a welcoming porch and then the reception hall with built in book cases and storage. From here doors lead to the living room with bay to the front, fireplace and large picture window to the rear. Also accessed from the hall is the well fitted kitchen/breakfast room with peninsula unit and a range of built in appliances and cupboards and a pantry. Double doors open through to the dining room with bay window to the front. From the kitchen a door leads through to the office/family room, utility room and integral garage. Across the rear of the house is a good sized conservatory with partition, one end has two sets of double doors to the rear gardens and the other area (lockable), houses a powered Endless exercise pool.

The 4 bedrooms, one with night cloakroom and the bathroom are on the first floor.







LOCATION

Monks Risborough is a pretty village situated approximately 0.5 mile to the north of Princes Risborough, benefitting from local restaurants and convenience stores. The village is made up of a number of attractive period and more modern properties and Two Farthings is within walking distance of the British Rail halt at Monks Risborough with regular access to London Marylebone.

For the commuter, junction 6 of the M40 is just 8 miles away, giving access to London, the M25, Heathrow and the National Motorway Network with a mainline railway station at Princes Risborough with a regular service to London Marylebone, Oxford and Birmingham Snow Hill.

Princes Risborough and Buckinghamshire are renowned for the standard of the education system, with a selective grammar school system and a number of very well regarded independent schools. Monks Risborough falls within the catchment area of a number of schools, both state and independent, catering for all ages.







GARDENS AND GROUNDS

Approached across a gravelled driveway leading to the front of the house and garage and also providing parking for several vehicles with external power points, taps and an EV car charger.

Immediately to the rear of the house is a large patio area leading to an expanse of lawn with floral and shrub borders and mature trees.

Outbuildings

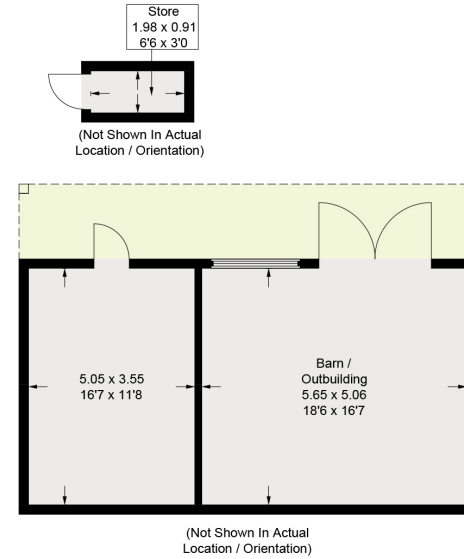
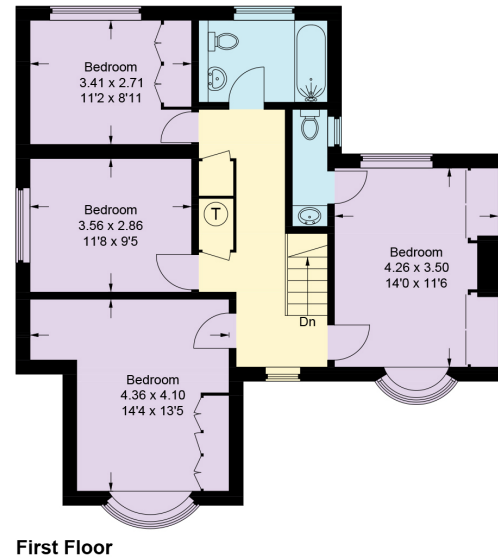
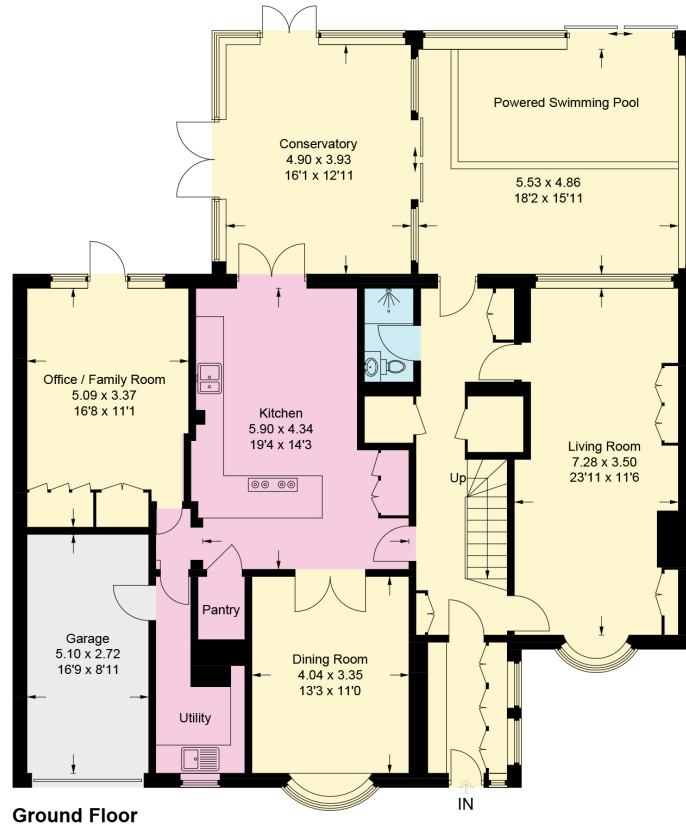
At the rear of the garden is a large barn and work shop with power and light offering further potential subject to planning.





Two Farthings

Approximate Gross Internal Area
 Ground Floor = 184.5 sq m / 1,986 sq ft
 First Floor = 71.0 sq m / 764 sq ft
 Outbuildings = 49.0 sq m / 527 sq ft
 Total = 304.5 sq m / 3,277 sq ft
 (Including Garage)



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

© CJ Property Marketing Ltd Produced for Knight Frank

(Including Garage)
 Approximate Gross Internal Area = 304.5 sq m / 3,277 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)

William Furniss

01494 689261

william.furniss@knightfrank.com

Knight Frank Bucks & Herts

St Mary's Court

Buckinghamshire HP7 0UT

knightfrank.co.uk

Your partners in property

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements given by Knight Frank in the particulars, by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of Knight Frank. 2. Material Information: Please note that the material information is provided to Knight Frank by third parties and is provided here as a guide only. While Knight Frank has taken steps to verify this information, we advise you to confirm the details of any such material information prior to any offer being submitted. If we are informed of changes to this information by the seller or another third party, we will use reasonable endeavours to update this as soon as practical. 3. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 4. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 5. Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors. 6. VAT: The VAT position relating to the property may change without notice. 7. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated <Particularsdate>. Photographs and videos dated <Photodate>. All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.

