

The Warren Foundry Lane,
Loosley Row, Buckinghamshire, HP27 0PA

Offers In Excess Of
£850,000

REASTON BROWN

A Rare Opportunity To Acquire A Three-Bedroom Detached Home On Approximately Half An Acre, Enjoying Far-Reaching Chiltern Countryside Views And Offering Considerable Potential For Renovation In A Beautiful Rural Setting.

Occupying a generous plot of approximately half an acre along the picturesque Foundry Lane, this individual three-bedroom detached home enjoys a wonderful position with far-reaching views across the rolling Chiltern countryside to both the front and rear. Having remained in the same family for many years, the property now offers an exciting opportunity for allowing a new owner to put their own stamp on a home with enormous potential to create a truly special home in an exceptional rural setting. Set back from the road, a private driveway provides ample parking and leads to a double garage. The gardens extend around the property, providing a delightful degree of privacy and space to enjoy the surrounding countryside. Internally, the accommodation is both spacious and versatile. A welcoming entrance hall leads to a good-sized sitting room, separate dining room, kitchen, sunroom overlooking the gardens, boot room and cloakroom, together with internal access to the garage. On the first floor are three double bedrooms, all enjoying pleasant outlooks. The principal bedroom benefits from a dual aspect, fitted cupboards, whilst the remaining bedrooms enjoy views towards the gardens and surrounding countryside. A family bathroom completes the accommodation. Whilst the house would benefit from updating and refurbishment, its generous proportions, established gardens and exceptional position provide the perfect foundations for a wonderful family home. Surrounded by some of the area's most attractive countryside, with a network of nearby footpaths and picturesque walks, this is an exciting opportunity to acquire a home where the setting is every bit as appealing as the potential it offers.

Freehold. EPC: E Council Tax: G Oil Central Heating. Private Water Supply via Borehole, Mains Drains

Situation

Nestled within the beautiful Chiltern Hills, Loosley Row is a charming and highly desirable Buckinghamshire village, surrounded by rolling countryside, established woodland and picturesque rural landscapes. The village enjoys a peaceful setting whilst retaining a strong sense of community, with neighbouring Lacey Green offering a village shop, primary school and local amenities. For those who enjoy the outdoors, the surrounding countryside provides an extensive network of footpaths, bridleways and cycling routes, including access to the renowned Ridgeway National Trail and Chilterns Cycleway. Nearby Whiteleaf Hill is particularly well known for its spectacular panoramic views across the Vale of Aylesbury.

The historic market town of Princes Risborough is approximately two miles away, providing an excellent range of independent shops, cafés, restaurants, supermarkets and leisure facilities. The area is well served by both state and independent schooling, including grammar school options in nearby High Wycombe. For commuters, Princes Risborough railway station offers regular services to London Marylebone, with faster journeys taking approximately 35 minutes, together with connections towards Oxford and Birmingham. The M40 motorway is also readily accessible, providing convenient road links to London, Oxford and the Midlands.

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 1958 Sq Ft / 181.9 Sq M

The Warren Foundry Lane, Loosley Row, Buckinghamshire

REASTON BROWN

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.





Viewing is Strictly by Appointment through Reaston Brown

If an offer is accepted, we are legally required to carry out Anti-Money Laundering (AML) checks on the applicant. A fee of £75 + VAT is charged to cover the cost of this check.

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

Sales, Lettings, Commercial & Chartered Surveying

NAEA Estate Agents

Member The Guild of Professional Estate Agents