



Rutherglen Wycombe Road, Saunderton - HP27 9NP

Guide Price £1,495,000

 **TIM RUSS**
& Company



- SUBSTANTIAL HOME
- LARGE PLOT
- SURROUNDED BY COUNTRYSIDE
- SHORT DRIVE TO TOWN AND STATION
- FOUR/FIVE DOUBLE BEDROOMS
- FOUR EN-SUITES
- IMPRESSIVE KITCHEN
- THREE RECEPTION ROOMS
- DOUBLE GARAGE
- NO ONWARD CHAIN

Saunderton is a picturesque Chilterns village nestled in an Area of Outstanding Natural Beauty, offering a peaceful rural lifestyle while remaining highly accessible. Surrounded by rolling countryside and woodland, it is ideal for walking, cycling, and outdoor pursuits.

The village benefits from a railway station with direct services to London Marylebone, making it a popular choice for commuters seeking a balance between town and country living. Nearby Princes Risborough and High Wycombe provide a wider range of shops, restaurants, and amenities, along with well-regarded schooling in both the state and independent sectors.

Saunderton itself retains a charming, semi-rural character with a close-knit community, traditional pub, and easy access to surrounding villages. Its combination of scenic beauty, connectivity, and proximity to larger centres makes it particularly appealing to families and professionals alike.



Nestled within its own impressive plot of almost half an acre is this substantial family home of size and quality surrounded by glorious countryside, just two miles from Princes Risborough. No Chain.

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This delightful four/five bedroom home boasts many features such as the lovely outlook to both the front and rear, the balcony in the principal bedroom is a wonderful spot to enjoy the outstanding views over the expansive garden and beyond. The kitchen is hugely impressive being open plan with bifold doors to the garden. Additionally there are three receptions rooms, four en-suites with attractive gardens and a double garage.

There is no onward chain.

Tenure: Freehold

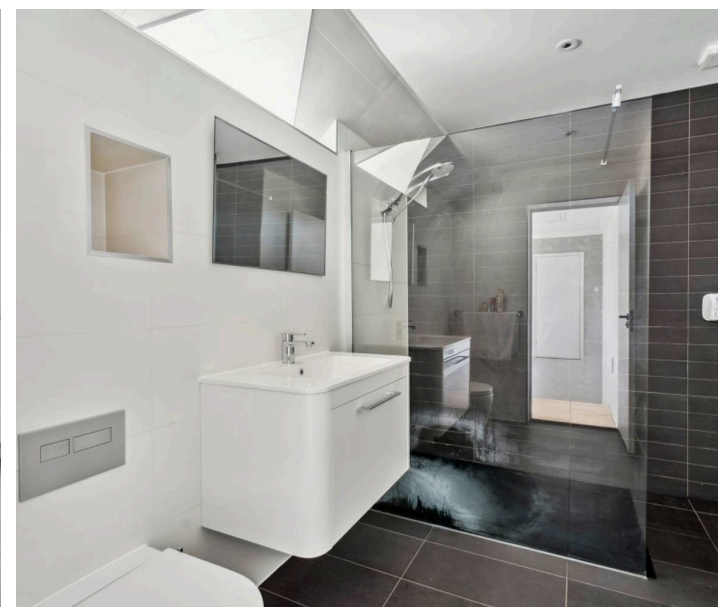
Council Tax Band: G

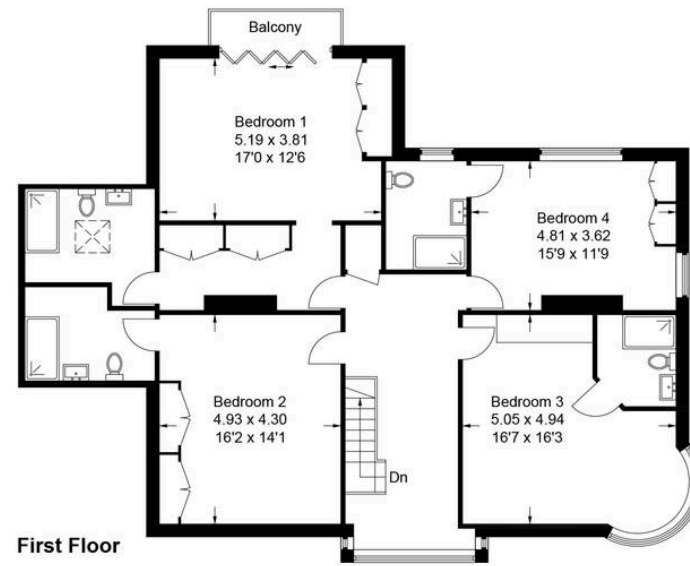
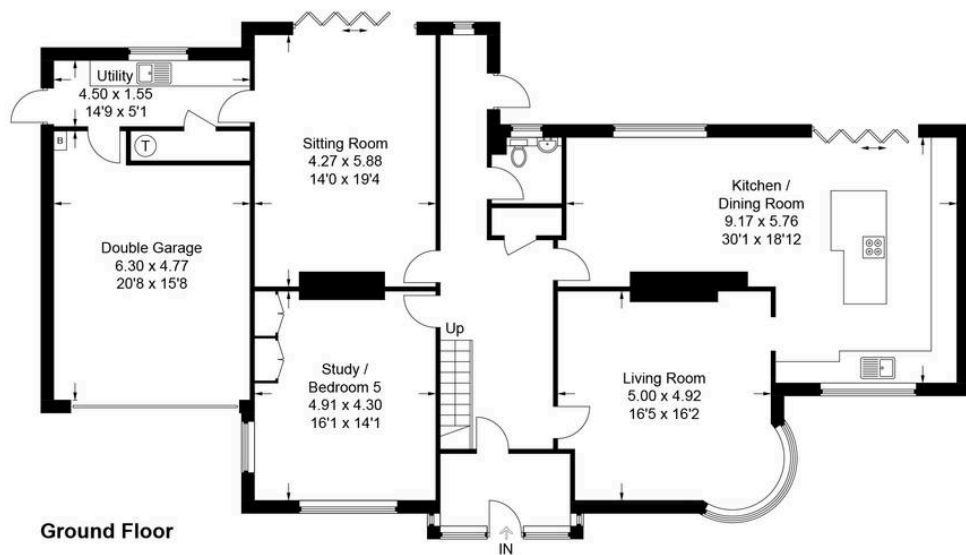
Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D





Approximate Gross Internal Area
 Ground Floor = 185 sq m / 1,986 sq ft
 (Including Double Garage)
 First Floor = 136 sq m / 1,462 sq ft
 Total = 320 sq m / 3,447 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.

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