



Gisela Foundry Lane, Loosley Row - HP27 0NY

Guide Price £850,000

 **TIM RUSS**
& Company



- No onward chain
- Far reaching, panoramic views from elevated position
- Three/four bedrooms across both floors, ensuite facilities
- Modern first floor four piece bathroom
- Modern kitchen/dining room, utility room
- Triple aspect sitting room, conservatory
- Wrap around gardens including raised sun terrace
- Garage and driveway for up to four cars
- Area of Outstanding Natural Beauty

The property sits in a fabulous rural setting in this pretty Chilterns village, an Area of Outstanding Natural Beauty just 2.5 miles from the market town of Princes Risborough. There are bus services between High Wycombe and Aylesbury via Princes Risborough which has a good range of shops including an M&S Food and Tesco. In Lacey Green there is a public house, village hall and a C of E primary school. The Chiltern train line can be accessed from Princes Risborough, about three miles away with regular services to London Marylebone (from 39 minutes).



Set in an elevated position with stunning, far-reaching countryside views, this detached and versatile home offers three to four bedrooms arranged across both floors, making it well suited to multigenerational living or those looking to simplify without compromising on space. Offered to the market with **no onward chain**, the property presents a seamless opportunity for a smooth and straightforward move.

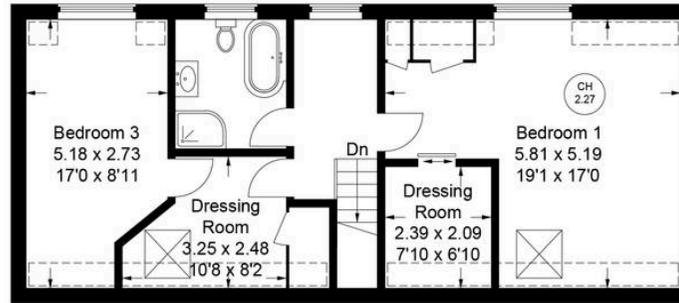
The ground floor is thoughtfully laid out, beginning with an entrance hall with built-in storage. The kitchen/dining room was refitted in 2024 and features stone worktops, handleless soft-close units with oak detailing to the larder cupboard, and integrated appliances including fridge, freezer, dishwasher, oven, microwave and induction hob. The utility room was refitted in 2025 and features an integrated freezer, washing machine and water softener. Also on this level is a bedroom with a luxuriously appointed ensuite shower room - refitted in 2025, a triple-aspect sitting room enjoying open views, a study or additional bedroom, and a conservatory overlooking the garden and surrounding countryside.

Upstairs are two generous double bedrooms, including the principal bedroom with a pocket door opening to a dedicated dressing room. The second bedroom is accessed via its own dressing room, providing a flexible and private arrangement. A refitted four-piece bathroom (2025), completed as part of a recent programme of modern enhancements, serves the first floor. The property further benefits from LED recessed lighting, insulation and double glazing throughout.

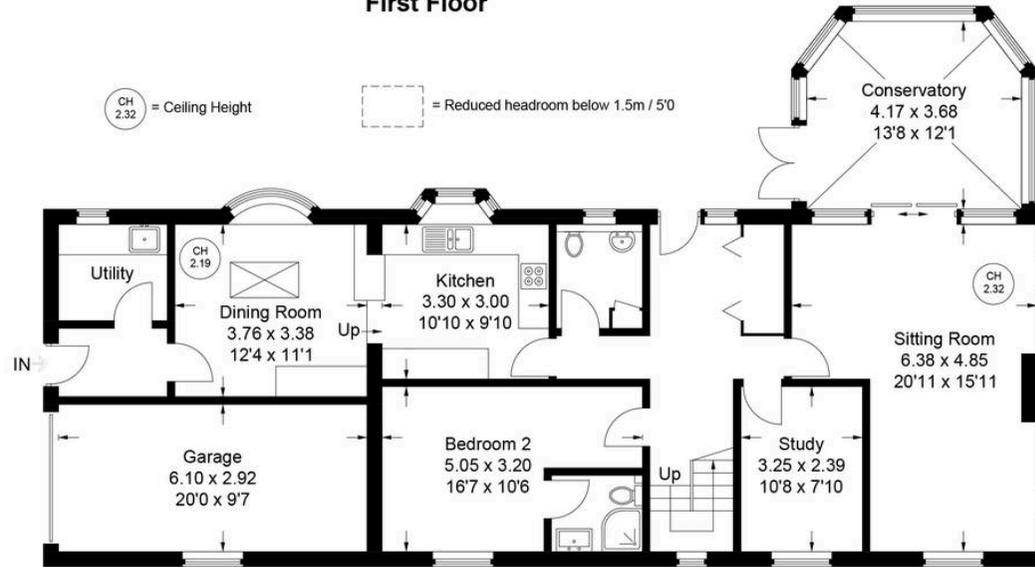
Outside, the wrap-around gardens include stocked beds, lawned areas, a raised deck positioned to take full advantage of the panoramic views, and a further patio area. Additional features include a garage, driveway parking for up to four cars and garden sheds. There is also access to a network of rural footpaths from the doorstep.

Council Tax band: G Tenure: Freehold EPC Energy Efficiency Rating: C
EPC Environmental Impact Rating: C





First Floor



Ground Floor

Gisela, Foundry Lane, HP27 0NY

Approximate Gross Internal Area
 Ground Floor = 121.9 sq m / 1312 sq ft
 First Floor = 68.6 sq m / 738 sq ft
 Garage = 17.7 sq m / 190 sq ft
 Total = 208.2 sq m / 2240 sq ft

Floor Plan produced for Tim Russ & Company by Media Arcade ©.

Illustration for identification purposes only. Window and door openings are approximate. Whilst every attempt is made to assure accuracy in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



Tim Russ and Company

Tim Russ Ltd, 1 High Street - HP27 0AE

01844 275522 • p.risborough@timruss.co.uk • timruss.co.uk/

By law we must verify every seller and buyer for anti-money laundering purposes.

Checks are carried out by our partners at Lifetime Legal for a non-refundable £65 (incl. VAT) fee, paid directly to them.

For more information please visit our website.



Particulars described on our website and in marketing materials are for indicative purposes only; their complete accuracy cannot be guaranteed. Details such as boundary lines, rights of way, or property condition should not be treated as fact. Interested parties are advised to consult their own surveyor, solicitor, or other professional before committing to any expenditure or legal obligations.