



Horseshoe Cottage Lower Road, Loosley Row

Princes Risborough

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A distinctive five-bedroom period home in Loosley Row, with a Miele kitchen, Aga, landscaped garden, gated parking and far-reaching Chiltern views.

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- A distinctive five-bedroom period home in a sought-after Chiltern setting.
- Elevated position with far-reaching views across the surrounding countryside.
- Electric gated entrance and private driveway parking for four or more cars.
- Generous open-plan kitchen, dining and snug designed for everyday living and entertaining.
- Bespoke feel to the kitchen, with integrated Miele appliances and an Aga.
- Wood-burning stove in the snug, alongside a spacious separate lounge.
- Landscaped garden with a large patio, outdoor log-burning fire and seating area.
- Additional accommodation with its own entrance - potential annexe.
- Four further bedrooms, principal suite with walk-in wardrobe and twin-basin en suite, plus a free-standing bath in the main bathroom.





A home of character, distinction and remarkable views.

Set in an elevated position in Loosley Row, Horseshoe Cottage is a distinctive five-bedroom period home where generous, characterful interiors meet the beauty of the Chiltern countryside. Electric gates open onto a private drive with parking for four or more cars, creating a wonderful sense of arrival.

The house centres around an impressive open-plan kitchen, dining and snug space: a sociable, beautifully appointed room with plenty of character. The fitted kitchen includes integrated Miele appliances, while an Aga gives the dining area a traditional focal point. In the snug, a wood-burning stove brings warmth and atmosphere. Two sets of patio doors lead out to a secluded terrace, perfectly placed to take in the far-reaching views.

The garden is just as compelling. Landscaped and thoughtfully arranged, it offers a generous patio for outdoor dining and a separate seating area around a log-burning fire. Views stretch across the surrounding countryside, making this a particularly special place to spend time with family and friends. A spacious, separate lounge also opens directly onto the garden through patio doors.

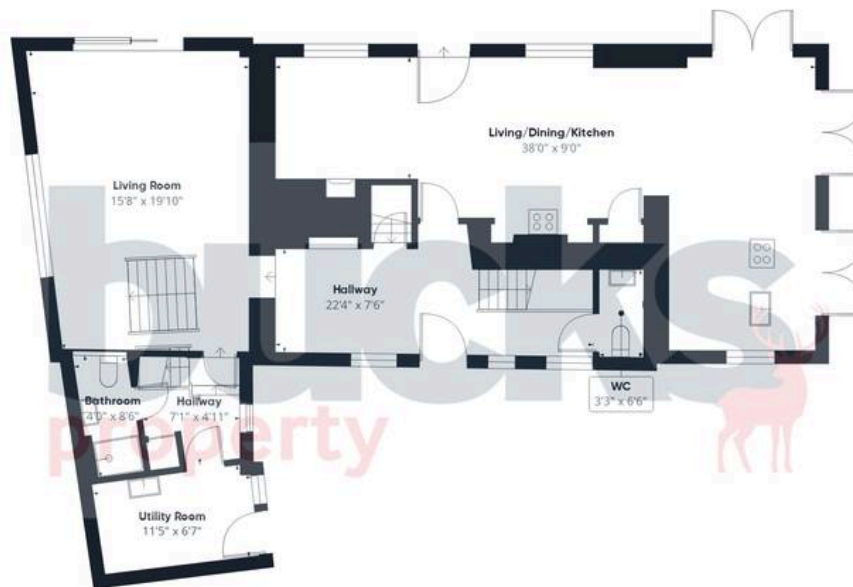
The accommodation continues to offer welcome flexibility. An additional area is accessed through its own front door and includes a ground floor WC and utility room, with potential to create a kitchen, subject to any necessary consents. A staircase leads to a large first-floor bedroom, making this a natural option for guests or family who would value greater independence, with scope for an annex style arrangement.

The main first floor is arranged around an open landing, with four further bedrooms and Jack and Jill access to the bathrooms. The principal bedroom is especially inviting, with views from two aspects, a walk-in wardrobe and an en suite featuring twin basins. The main bathroom has its own sense of occasion, centred around a beautiful roll-top bath.

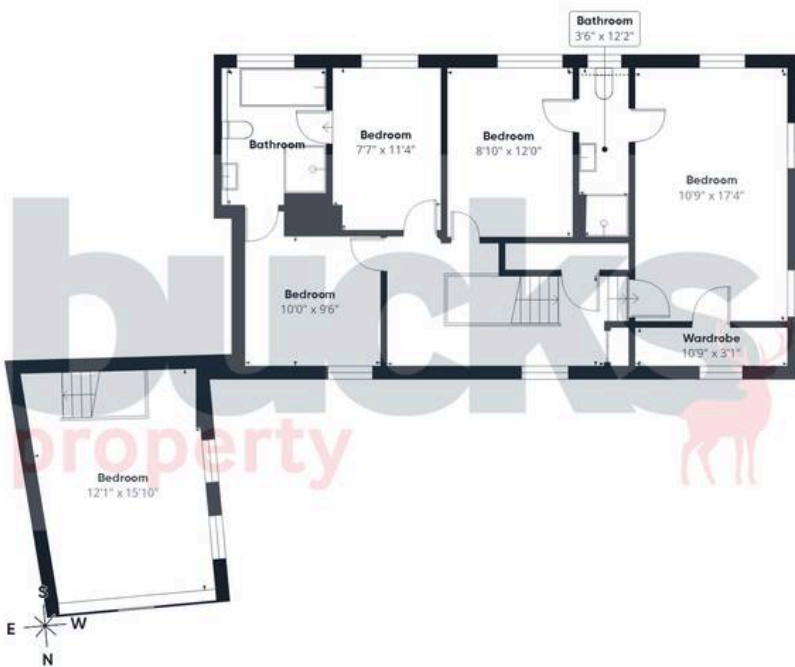




Ground Floor



First Floor



Floor 2

Approximate total area⁽¹⁾

2221 ft²

Reduced headroom

2 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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