



9 Woodbank, Loosley Row - HP27 0TS

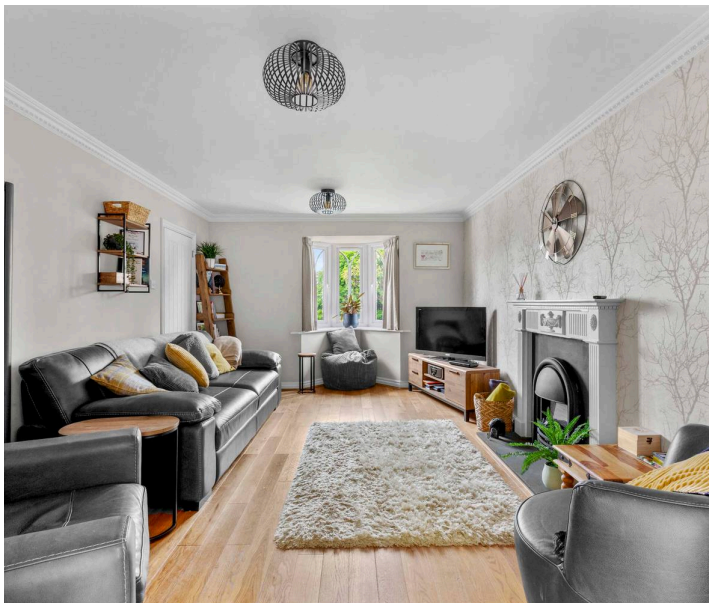
Offers in excess of £560,000

 **TIM RUSS**
& Company



- Elevated countryside position
- Open plan kitchen/dining room
- Bathroom and ensuite shower room
- Landscaped rear garden
- Versatile garden room
- Garage and driveway
- Private road
- Ground floor cloakroom

The property enjoys a fabulous rural setting within this pretty Chilterns village, situated in an Area of Outstanding Natural Beauty and surrounded by a network of scenic rural footpaths. The market town of Princes Risborough is approximately 2.5 miles away and offers a good range of shops including Marks & Spencer Food and Tesco. The village itself benefits from a public house, village hall and C of E primary school, while rail services from Princes Risborough provide regular connections to London Marylebone from approximately 39 minutes.



A beautifully presented modern three-bedroom semi-detached home, occupying an elevated position within a private road and enjoying far-reaching countryside views overlooking a green. This attractive property offers spacious and versatile accommodation, complemented by a landscaped rear garden, garage, driveway parking, and a superb Bucks Garden Room.

The ground floor has been thoughtfully improved by creating an impressive open-plan kitchen/dining room across the rear of the property, formerly two separate rooms, providing an ideal space for modern family living and entertaining. French doors from the dining area open directly onto the rear garden, allowing plenty of natural light and a seamless connection to the outdoor space. The sitting room features attractive oak flooring and a feature fireplace, creating a warm and inviting atmosphere, while the kitchen/dining room also benefits from oak flooring. Additional features include a cloakroom, LVT flooring to the hallway, and a gas condensing energy efficient boiler, replaced in 2022.

Upstairs, the principal bedroom features built-in wardrobes and an ensuite shower room, alongside two further well-proportioned bedrooms and a family bathroom.

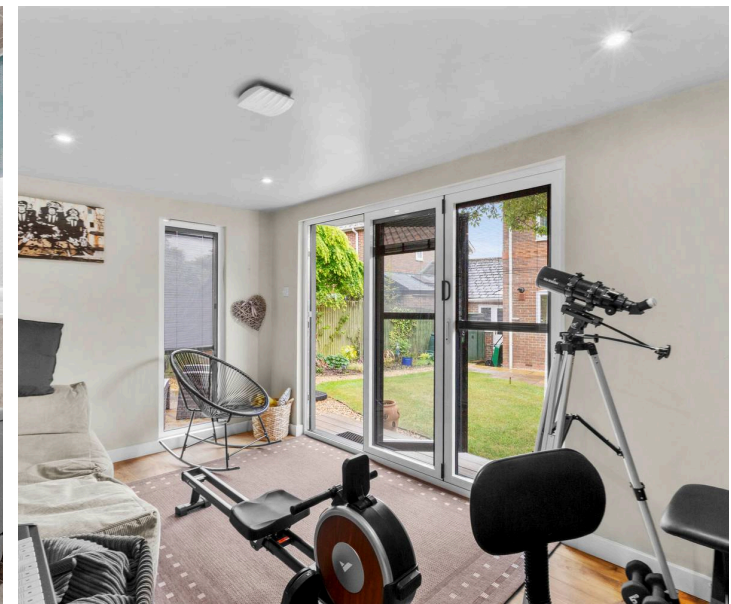
Outside, the private rear garden has been beautifully landscaped with a lawn, vegetable beds, flower borders, and gated side access. The versatile Bucks Garden Room provides excellent additional space for a home office, gym, studio, or hobbies room and has air conditioning, separate Wi-Fi and an external electrical connection. The garage benefits from power and an electric roller door, with further driveway parking to the front.

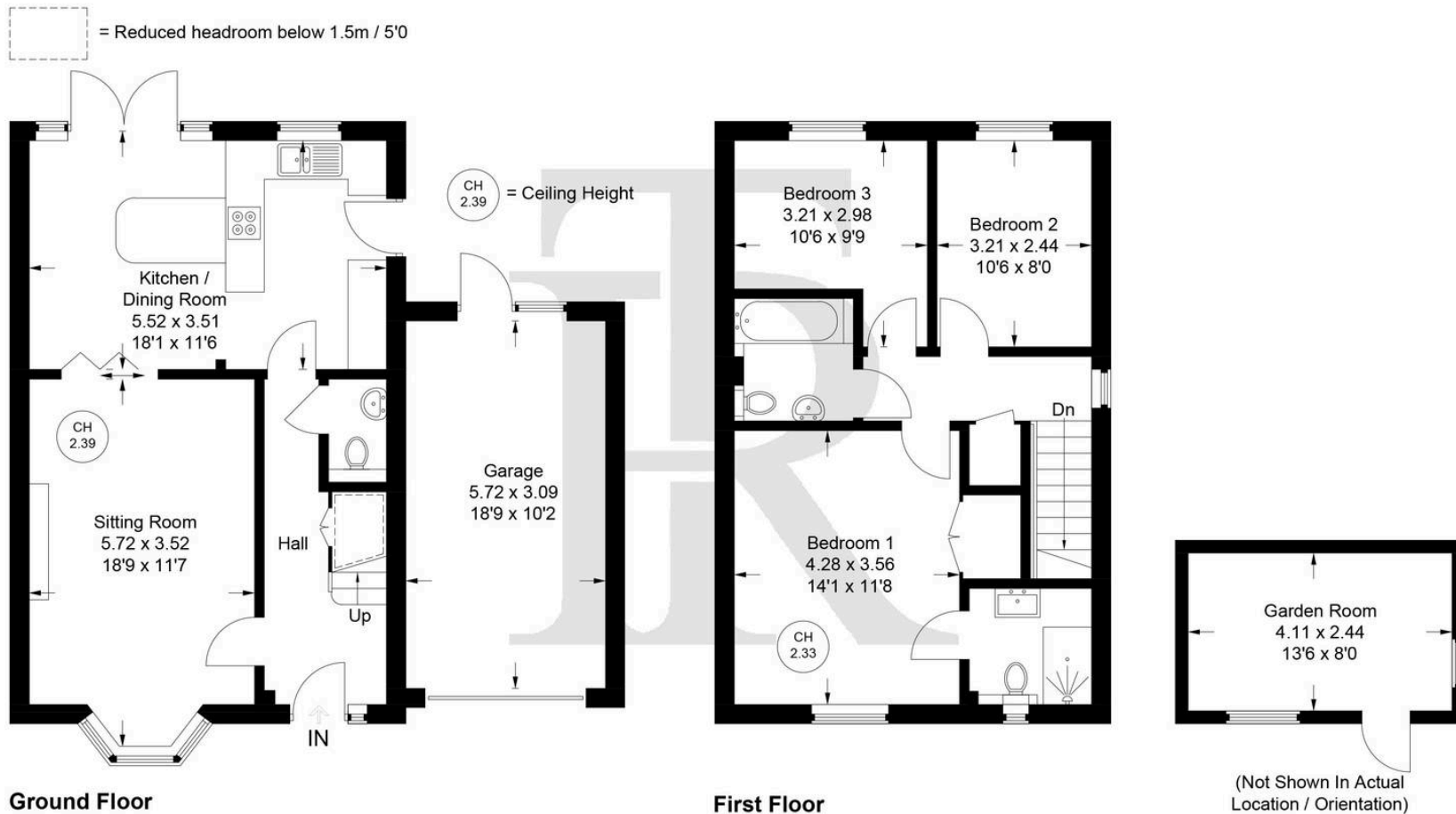
A wonderful home in a desirable setting, combining modern living with scenic surroundings.

Council Tax band: E

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D





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Approximate Gross Internal Area
 Ground Floor = 49.9 sq m / 537 sq ft
 First Floor = 48.6 sq m / 523 sq ft
 Garage / Garden Room = 28.0 sq m / 301 sq ft
 Total = 126.5 sq m / 1361 sq ft

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

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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.



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