

PORTFOLIO from brown & merry

Willow Chase, Risborough Road, Terrick HP22 5XL

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The Property

A thoughtfully extended and updated 1930's semi-detached home, with the opportunity to extend further, subject to planning. This attractive property enjoys a semi-rural location, yet close enough to road and rail links for the daily commute, excellent schools close by and the market towns of Princes Risborough and Wendover are just a short drive away.

This beautifully presented property offers flexible accommodation over three floors, with entrance hall, sitting room with large bay to the front, open-plan dining, family room with bi fold doors to the garden. A modern re-fitted kitchen with built in appliances effortlessly flows to the open plan breakfast dining, family room. In addition there is a large utility / boot room with door to the garden and cloakroom.

On the first floor are four generous bedrooms; master bedroom with en-suite shower room, three further bedrooms and a spacious family bathroom, in addition there is a loft space which is used as an additional bedroom by the current owners.

Outside

Approached by double gates the driveway leads to a generous garage with access to the rear garden. The extensive extensive gravelled drive which offers parking for several vehicles.

The rear garden is a superb feature of this lovely family home, enjoying a westerly aspect and a high degree of seclusion, the garden has been mainly laid to lawn, with paved and gravelled entertaining areas, perfect for al fresco dining. A selection of mature trees and shrubs, water features with additional seating areas. A superb garden room which currently doubles as a home bar!

Location

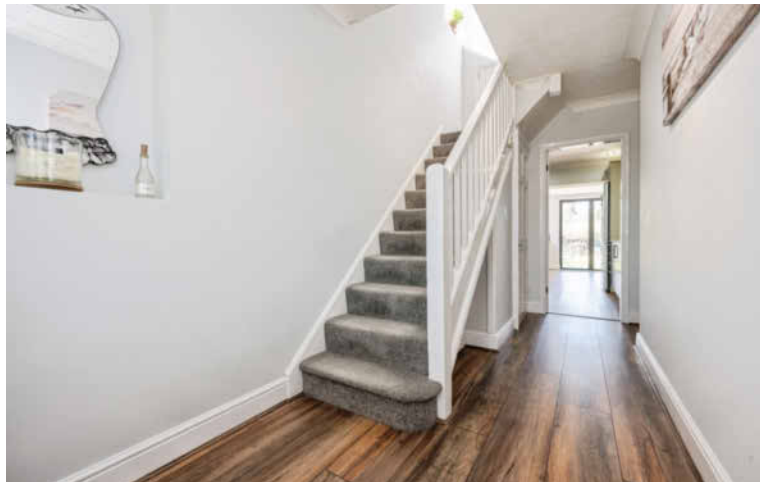
The hamlet of Terrick is located in the parish of Ellesborough and falls within a designated Area of Outstanding Natural Beauty on the edge of the Chiltern Hills. There are numerous picturesque walks through the surrounding countryside adjacent to the Prime Ministers country retreat of Chequers. Nearby Wendover offers an eclectic mix of shops, pubs and restaurants. Stoke Mandeville Station is around two miles away whereby the Chiltern Line offers an excellent reliable service to London Marylebone (50 mins), whilst access to the M25 can be found via the A41 at Tring (8 miles), or alternatively the M40 at High Wycombe (11 miles).

Education

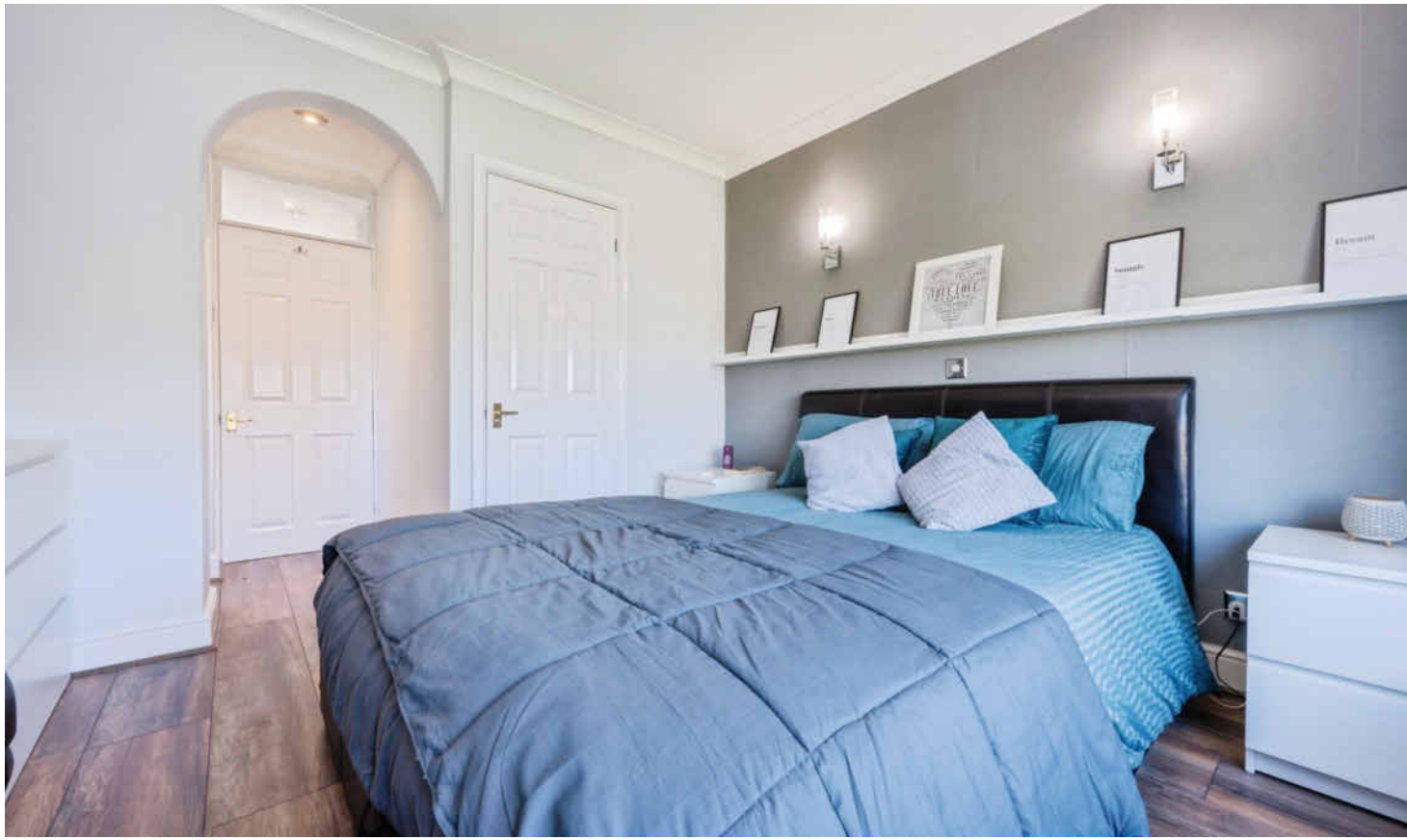
Buckinghamshire has been renowned for its schooling for many years. Wendover has a strong selection of schools; Ofsted rated 'outstanding' primary schools, the well regarded John Colet secondary school and the catchment grammar schools, Aylesbury Grammar (boys), Sir Henry Floyd (mixed) and Aylesbury High School (girls). In the independent sector schools include Berkhamsted Collegiate and Tring Park School for the Performing Arts.

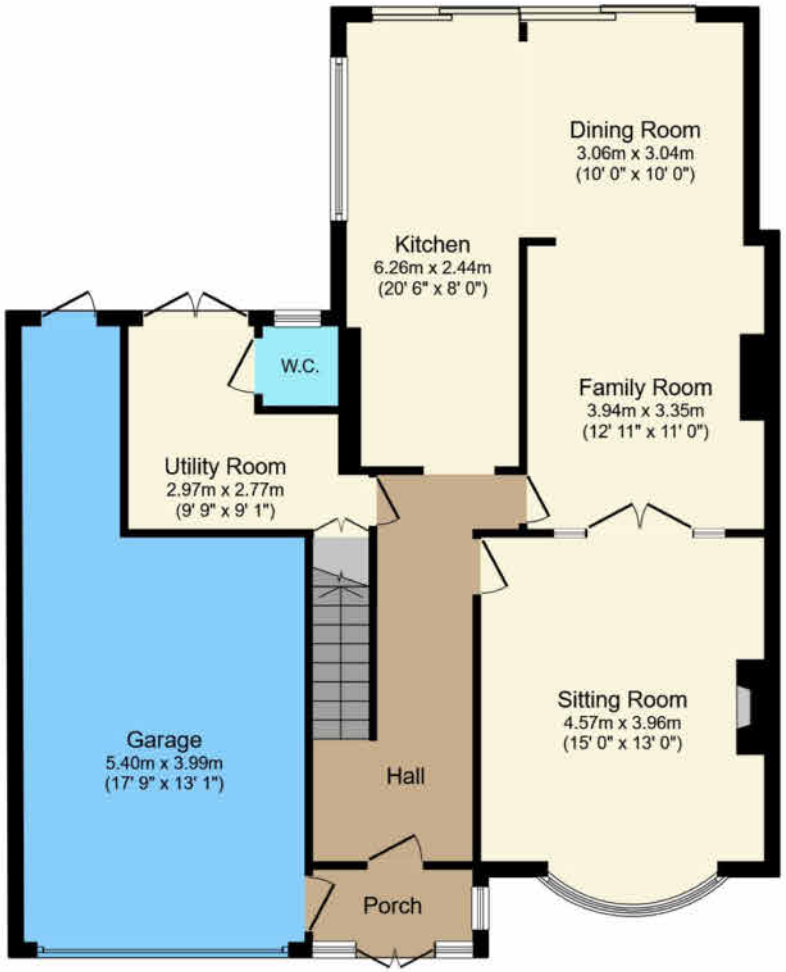






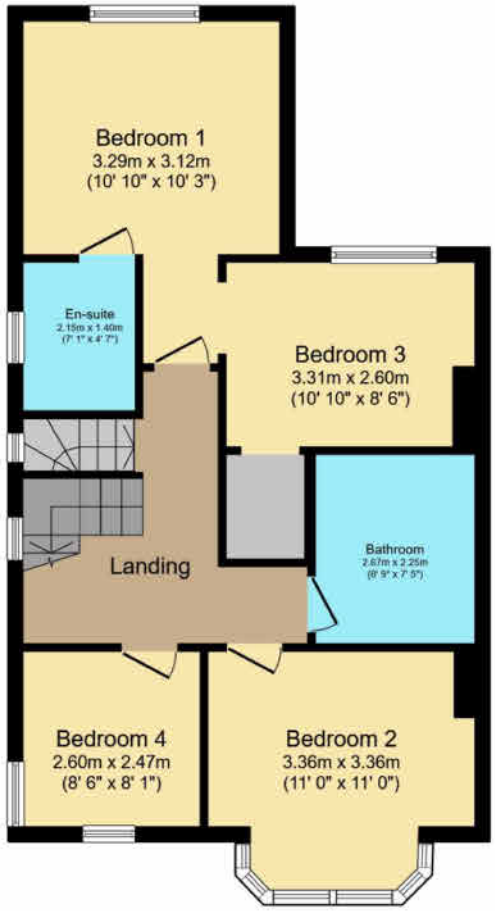






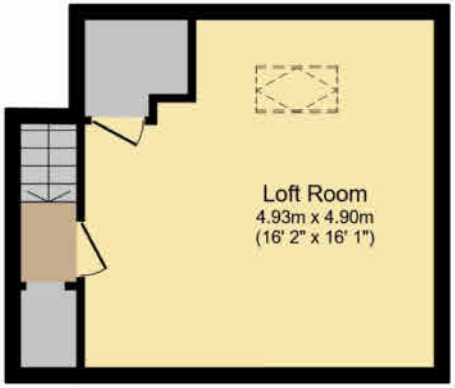
Ground Floor

Floor area 111.4 m² (1,199 sq.ft.) approx



First Floor

Floor area 64.9 m² (698 sq.ft.) approx



Second Floor

Floor area 27.3 m² (294 sq.ft.) approx

Total floor area 203.5 m² (2,191 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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PORTFOLIO from brown & merry

welcome to

Willow Chase, Risborough Road, Terrick HP22 5XL

A superb semi detached family home offering exceptional and versatile accommodation over three floors, whilst having been thoughtfully updated by the current owners there is still potential to extend further, subject to planning permissions. Viewing is essential to appreciate the space this home offers.

Offers In Excess Of

£650,000

- Four Bedrooms Plus Loft Space
- Two Bathrooms
- Fabulous Rear Garden
- Garage and Parking







EPC Rating: C
Council Tax Band: E
Tenure: Freehold

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To find out more information or to arrange a viewing call

01296 624444

or email Wendover@brownandmerry.co.uk
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brownandmerry.co.uk

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The Property Ombudsman

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