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Pyrus House | Studridge Lane | Speen | Princes Risborough | HP27 0SA

Asking Price Of | £1,350,000

Property Features

- Brand new 5 bedroom, 3 bath detached home
- Traditionally built with underfloor heating
- Cat 6 cabling throughout the house
- Drawing room with log burning fireplace
- Great transport links to London (Marylebone)
- Oxford City Centre 45 minutes by car
- Located in catchment for local schools
- Option for purchaser to create second floor accommodation STPP
- Open living with large kitchen/dining/family room
- EPC:C

Full Description

Pyrus House is one of two bespoke and uniquely designed new build country homes located in this sought-after Chilterns village of Speen. The external design incorporates a number of traditional Buckinghamshire features with red brick details and handmade clay roof tiles, while the internal layout supports modern open plan family living with high level specification throughout.

The accommodation creates a lovely family environment whilst enjoying a wonderfully spacious and inviting entrance hall, taking you past a stunning double aspect Drawing Room with inset fireplace and wood burning stove, the family room could also be used as a formal dining room or home office with the property benefitting from data cabling and fibre broadband to all rooms. Handscraped oak floors take you through the hall to the rear of the property where lies a stunning Kitchen/Breakfast/Family Room with bespoke country kitchen, bespoke television unit and bifolding doors to the large south facing patio area. The ground floor is further serviced by a generous utility room and downstairs cloakroom.

To the first floor there are 5 bedrooms and 3 bathrooms, the principal bedroom features a generous ensuite and dressing area with built in shaker style wardrobes and the guest

bedroom also features an ensuite. There is a large family bathroom with separate bath and shower facilities accessed from the gallery landing, all bathrooms are finished with Burlington London vanity units sanitaryware and brassware throughout and attractive floor and wall tiling.

Outside, the rear garden enjoys a sunny south west aspect and is laid to lawn fully enclosed by mixed native hedgerow and tree lined rear boundary. The large limestone patio accessed via rear bifolding doors is perfect for entertaining with paths to both sides of the property leading to the front of the house.

The front of the property features fully planted flower beds, substantial enclosed boundaries with traditional fencing and semi mature trees, there is ample parking for a number of cars with a fully serviced double oak framed car port finished with handmade clay tiles.

Local information

Pyrus House occupies a beautiful semi-rural setting in the village of Speen, a few miles south of Princes Risborough in the heart of the Chilterns. The area is renowned for riding and walking in picturesque undulating countryside and both Princes Risborough and the larger town of High Wycombe offer excellent facilities and mainline train stations into London Marylebone. (Princes Risborough 4.5 miles, Marylebone 39 minutes and High Wycombe 5.5 miles, Marylebone 30 minutes). Speen is an idyllic and tranquil village that has a local village shop, village hall and playing fields with tennis courts which host the bi-annual Speen festival. There is a preschool and a Church of England school and the village is in catchment for Aylesbury and High Wycombe grammar schools.









Approximate Area = 262.4 sq m / 2824 sq ft
For identification only. Not to scale.
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Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements