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Shootacre Lane | Princes Risborough | Buckinghamshire | HP27 9EH

Asking Price Of | £850,000



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## Property Features

- Beautifully Extended Family Home
- Views over Open Countryside
- 5 Double Bedrooms (2 En suite Bathrooms)
- 3 Reception Rooms
- Kitchen/Breakfast Room with Orangery
- Stunning Gardens backing on to Paddocks
- Outside office/Cabin
- Parking to the front for Several Cars
- Utility Room and Cloakroom
- EPC rating: C

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## Full Description

An absolutely delightful 5 Bedroom, 4 reception room semi detached home that has been extensively improved and extended by the present owners over the years. This property is located on the periphery of Princes Risborough along one of the towns most sought after roads. There are delightful views over open countryside to both the front and to the rear.

In more detail the accommodation comprises:

Entrance Hall: Bay Windowed Living Room with Fireplace, Study/Family Room with Fireplace, Kitchen/Breakfast Room, Orangery with doors on to the rear garden, Sitting Room, Utility Room and Cloakroom. To the first floor there are 4 double bedrooms all with views over the front or the rear and also one bedroom benefitting an en suite, family bathroom, to the second floor there is a further double bedroom with views to both front and rear.

### Outside

To the front of the property there is parking for several cars with access to the rear garden which is of a very generous size, enclosed by hedging and fencing with wonderful views across paddocks and open countryside. There is a large office/cabin that has power and light and running water and large garden shed.

### Location

The market town of Princes Risborough is situated at the foot of the Chiltern Hills and has a variety of shops, boutiques, restaurants and public houses. There is also a swimming pool and leisure complex, a GP and dental surgery, a tennis and bowls club, and a golf club. There is schooling for all ages - including a private school - and it is in catchment for grammar schools.

Properties in Shootacre Lane rarely become available and this property is expected to get a high level of interest so early viewing is advised.















## Shootacre Lane, Princes Risborough, HP27 9EH

APPROX: Total Area: 217.5 m<sup>2</sup> ... 2341 ft<sup>2</sup> (excluding porch, workshop, office/games room, eaves storage)



Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only.

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