



**Oddley Lane**  
**Saunderton**

[www.bb-estateagents.co.uk](http://www.bb-estateagents.co.uk)



Bonners & Babingtons





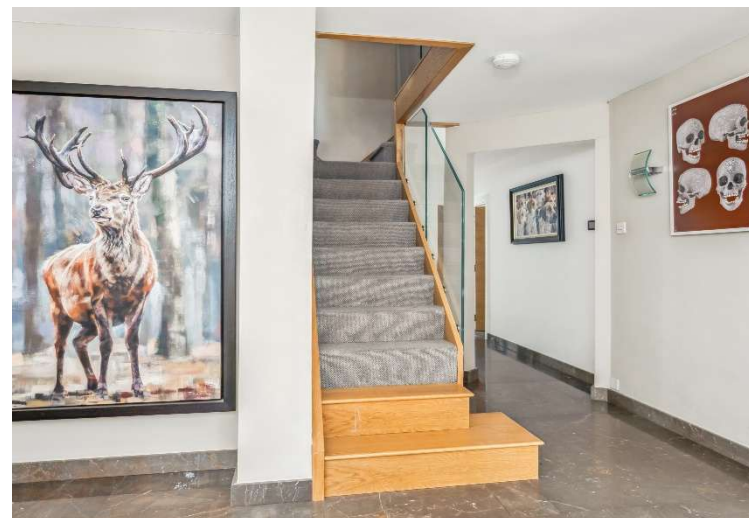


Stunning views, amazing location and no neighbours along with a substantial 5 bedroom detached property with an adjoining 3 acre paddock, 1.15 acre garden, triple garage, and 2 self contained studios

## Runcton Cottage, Oddley Lane, Saunderton, Princes Risborough, HP27 9NQ

Guide Price £1,875,000

- Substantial 5 Bedroom Detached Property
- 3 Acre Paddock, 1.15 Acre Garden
- Secluded Location
- 2 Self Contained Studios
- Stunning Countryside Views
- Triple Garage
- Fabulous Modern Kitchen / Family Room
- Utility Room & Cellar
- 4 Reception Rooms
- 3 Bathrooms
- Excellent Transport Links



Robert House, 19 Station Road, Chinnor, Oxfordshire, OX39 4PU

01844 354554

www.bb-estateagents.co.uk

 rightmove.co.uk  
The UK's number one property website

 PrimeLocation.com

 Zoopla.co.uk

## Location

Saunderton lies approximately 4 miles equidistant between High Wycombe and Princes Risborough, within the catchment area of the highly regarded primary schools at Bledlow Ridge and Walters Ash where there is also a Co-Op store. Within the village are two public houses whilst more extensive shopping and other facilities are available in the nearby towns.

Saunderton station provides a fast and efficient rail link with London Marylebone(35 minutes) and the midlands whilst M40(J4) is within 5 miles.





## Description

The property was originally built in the 1920's with later additions, and now provides luxurious, versatile living, which is discreetly nestled along this quite country lane with fabulous walks on your door step and excellent transport links.

The property consists of: Grand entrance hallway where all rooms lead from, with a useful storage cupboard for coats and shoes and a downstairs cloakroom. The formal reception room is double aspect with bi folding doors to the side garden and a wood burning stove. The snug is also double aspect with bay window seating and an open fireplace for those cosy winter evenings. In addition there is a 3rd reception room which would make a perfect playroom or home office.

The ultra modern kitchen and open plan reception area really is the heart of the home, a perfect place to socialise with friends, or simply to gather as a family at the end of a busy day. There are ample eye and waist level storage options including a wine fridge, pull out spice rack, Granite work tops, intergrated full height fridge and freezer, microwave, hob, double ovens, two dishwashers and bi fold doors leading straight to the terrace and garden beyond. There is a spacious reception area within the kitchen that benefits from a wood burning stove, under floor heating and bi fold doors also to the garden, along with the sky lanterns and triple aspect this a cosy and light room to enjoy all year round.

There is also a separate utility room with further built-in in storage, sink, built in fridge, plumbing for white goods and a door to the garden, the ideal entrance for mucky dogs and children.

From the reception area there is a secret door that leads to steps taking you to the cellar under the utility room, with a cold marble slab and built in wine racks.

## Upstairs

There are 5 good size bedrooms with 2 bedrooms boasting ensuite facilities and a family bathroom with bath and separate shower. The master bedroom has been designed to maximise the stunning views over the garden and surrounding countryside with picture gallery windows, and for the fashion conscious there is a middle island console and a walk in dressing room. The luxurious ensuite has his & hers sinks, bath, separate walk in double shower and under floor heating.



## Out buildings

Under permitted development there are 2 leisure buildings, that could be used as 2 self contained studio cottages for family or Airbnb, and a triple garage with electric doors, power and lights.

## Outside

The property comes with an adjoining paddock of approximately 3 acres that has access from the lane and also from the garden, a great small holding for animals or just the `Good Life` .

The garden is 1.15 acres, with mature hedging, apple, pear and plum trees, vegetable growing area, fruit cages, a greenhouse and a variety of other trees and shrubs. For the social gardener there is a good size patio for alfresco dining and Bbqs, plus various seating areas to capture the sun or shade. To the front of the property there is a useful storage shed and a sheltered seating area.

Please note the property is on private sewage, which is exempt from the recent changes in 2021.  
**IMPORTANT INFORMATION. THERE IS AN UPLIFT CLAUSE ON THE PADDOCK LAND**





## General Remarks and Stipulations

### Tenure

Freehold

### Services

Oil Central Heating, Private Sewerage

### EPC Rating

Pending

### Local Authority

Aylesbury Vale District Council

### Viewing

Strictly by appointment with Bonners & Babingtons

### Important Notice

Bonners & Babingtons, their clients and any joint agents give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

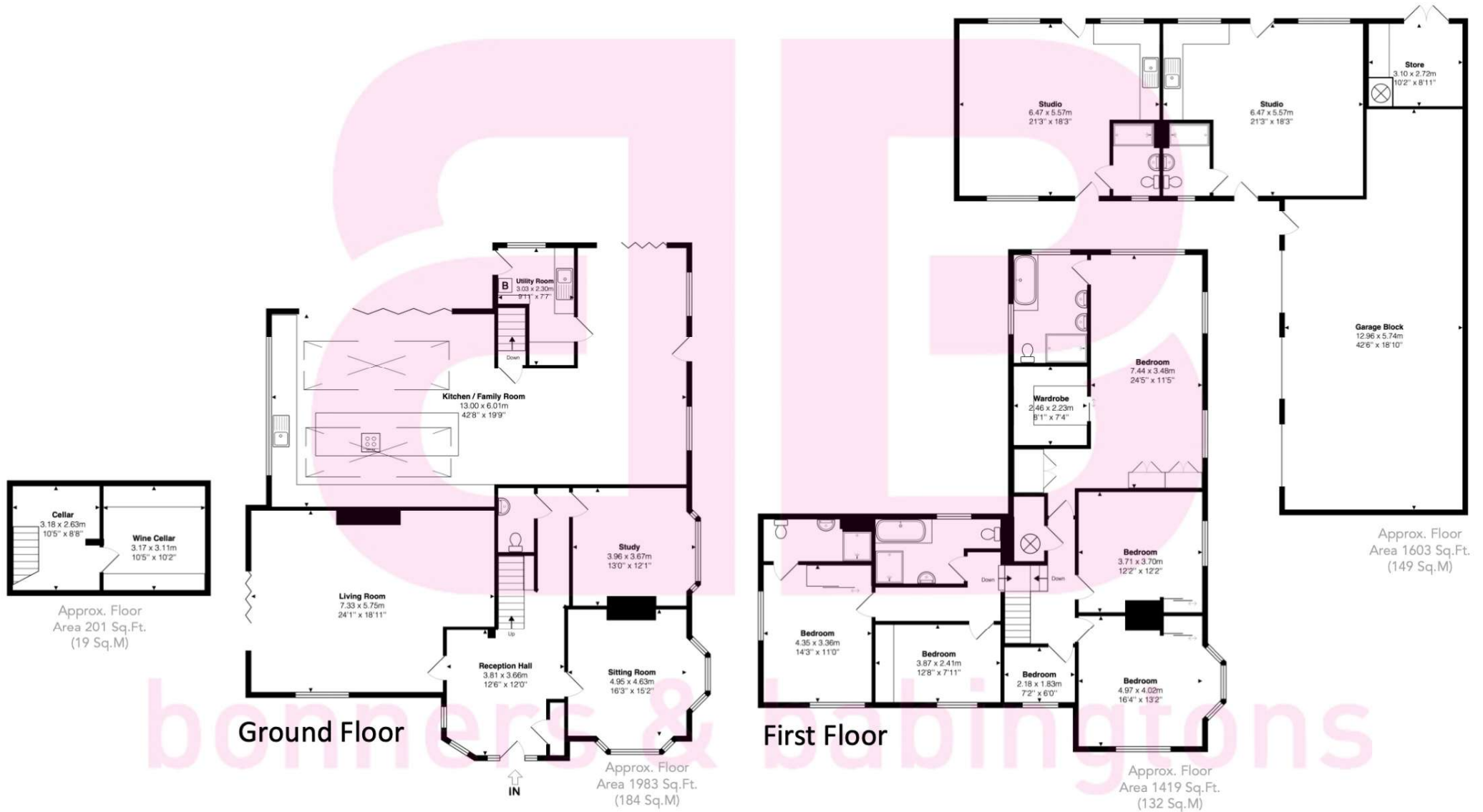
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Bonners & Babingtons have not tested any services, Babingtons have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.



# Oddley Lane, Saunderton, Buckinghamshire, HP27 9NQ

Approx. Gross Internal Area

484 sq m – 5206 sq ft



This floorplan is not to scale. It is for guidance only and accuracy is not guaranteed





ab

Bonnars & Babingtons