



Waddesdon View

Loosley Row



bonners & babingtons

Waddesdon View Loosley Row Buckinghamshire HP27 0NT

Guide Price - £425,000

A stunning two bedroom cottage bursting with character set on an elevated plot with stunning views over looking the Chiltern Hills. This property is located within the highly sought after village of Loosley Row with beautiful countryside walks and pubs all within walking distance of the cottage.

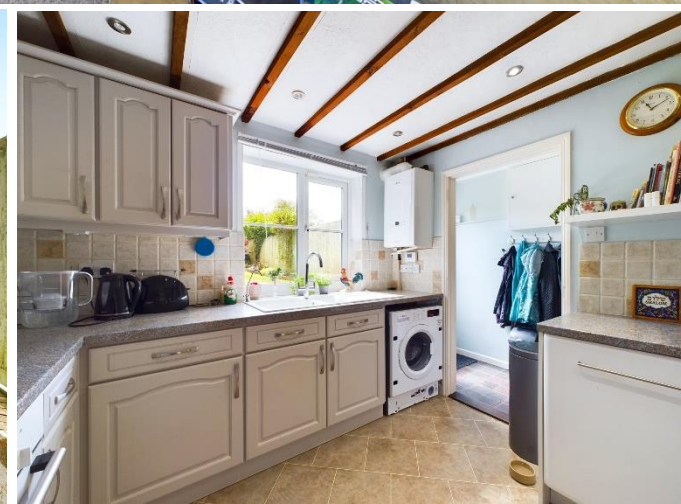
The property accommodation comprises of the following, good sized living room / diner with exposed beams, views over looking the countryside and a functioning wood burner, perfect for those cold winter evenings. To the rear of the cottage you will find a separate kitchen which is of a country design, benefiting from waist height and eye level cupboards, a built in double oven and space for white goods. There is also a downstairs toilet and a door leading to the rear garden.

Upstairs you will find two good sized double bedrooms both with fitted wardrobes, one with a panoramic views over looking the Chilterns countryside as well as a modern family bathroom with bath and overhead shower.

To the rear, a door from the kitchen leads you out to a pretty, sunny rear garden with patio area, perfect for alfresco dining during the summer months. There is also rear access from the garden which leads to the two allocated parking spaces which come with the cottage, these can also be accessed by a private driveway.

To the front there is a pretty frontage with terrace area, perfect for enjoying those beautiful countryside views and sun sets.

Other notable features include include, mains gas central heating system, double glazed windows throughout and loft storage space.





Loosley Row

Loosley Row is an appealing and sought after village less than two miles to the South East of Princes Risborough, itself a favoured location with a range of daily shops and leisure facilities including a Tesco supermarket and Marks & Spencer food hall. The local primary school in adjacent Lacey Green is highly regarded and the area provides both excellent state schools in High Wycombe as well as private schooling. Princes Risborough station provides a main line rail service to London (Marylebone - 35 minutes) and the midlands. M40 (junction 6) is within 6 miles.

Loosley Row is located in the heart of the Chilterns and is well known for 'The Ridgeway' and its beautiful countryside walks. The Village is also within close proximity of the 'Chiltern Cycle way' which is a 170 mile circular route passing around the Chilterns 'Area Of Outstanding Beauty'.



EPC RATING - C

| Energy Efficiency Rating | | Current | Potential |
|---|--------|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| A | 92-100 | | 89 |
| B | 81-91 | | |
| C | 69-80 | 74 | |
| D | 55-68 | | |
| E | 39-54 | | |
| F | 21-38 | | |
| G | 1-20 | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |



Disclaimer

We endeavour to make our particulars accurate and reliable. They are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate and photographs provided for guidance only. No undertaking is given as to the structural condition of the property, or any necessary consents, or the operating ability or efficiency of any service, system or appliance. Prospective purchasers must satisfy themselves with regard to each of these points. If there is any particular aspect of the property about which you would like further information, please contact us, especially, before you travel to the property. B2170

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