



Waddesdon View  
Loosley Row



bombers & babingtons

# Waddesdon View Loosley Row Buckinghamshire HP27 0NT

Guide Price - £500,000

A beautifully presented three bedroom period home positioned on an elevated plot with stunning countryside views over the Chiltern Hills. The property is located within the highly sought after village of Loosley Row which is renowned for its countryside walks and beautiful countryside views.

The property accommodation comprises of the following, entrance hallway linking through to a living room with open fire place flowing through to the good sized open plan kitchen / dining area with downstairs cloak room and door leading to the rear garden. The kitchen is modern and well appointed, benefiting from waist height and eye level cupboards and window looking out to the rear garden.

Upstairs there are three good sized double bedrooms, one with stunning views over the local Chilterns countryside and a modern family bathroom with bath and over head shower. The loft space has been partially converted by the current owner and can be accessed via a spiral staircase. This room is currently being used as a study but essentially this is a loft room.

To the rear, a door from the kitchen leads you out to a sunny rear garden, with patio area perfect for alfresco dining during the summer months. There is also a shed with power and a small gate that leads to the parking area at the back. The cottage has two allocated parking spaces.

To the front, a gated pathway leads you up to the porch and cute terrace area. Many of the neighbours have extended the porch so they can sit and enjoy the beautiful views and sun sets that this property has to offer. There is also side access leading through to the rear garden.

Other notable features include, mains gas central heating system (Newly installed boiler) and double glazed windows throughout.

NO UPPER CHAIN!





## 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.

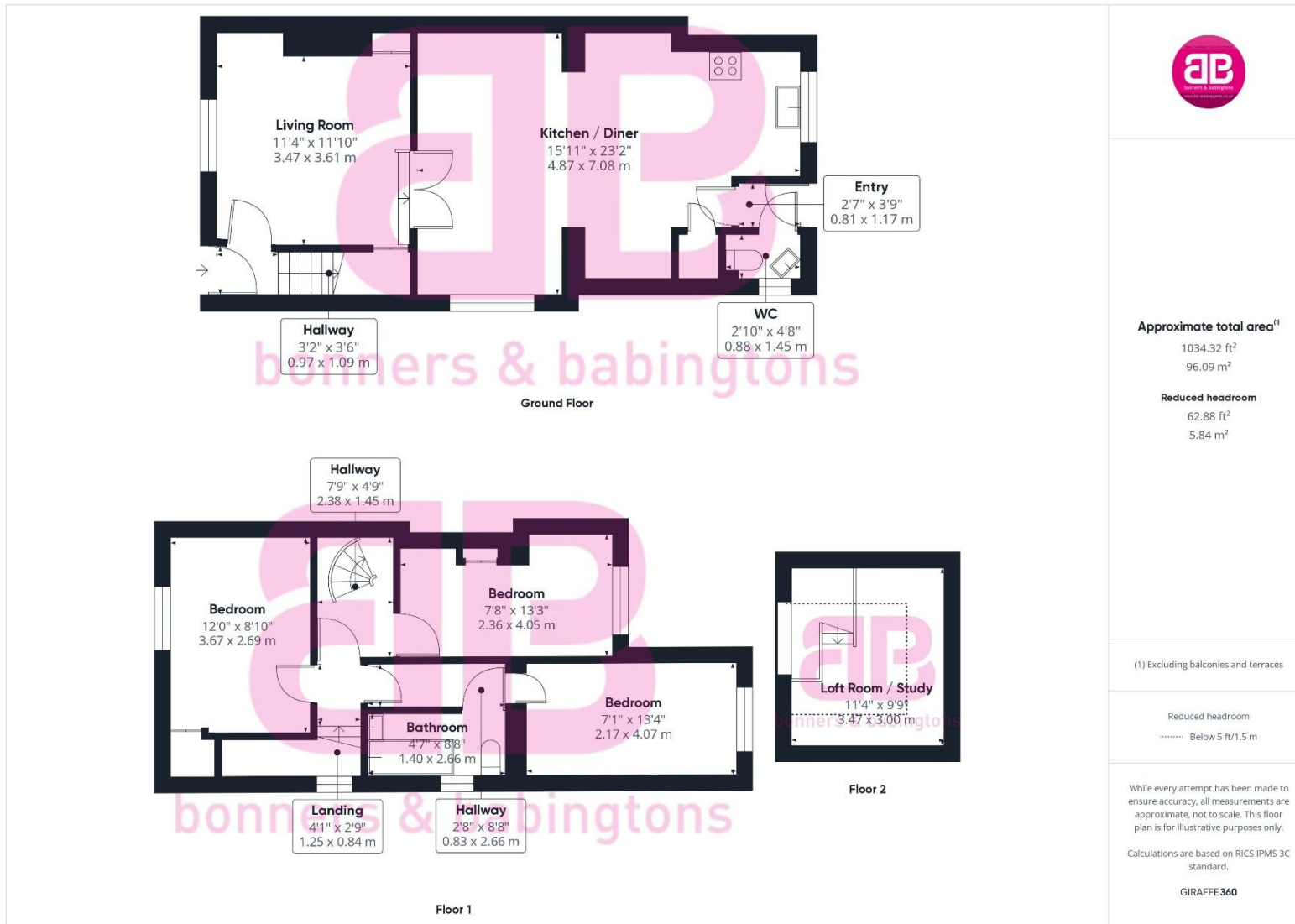
Loosley Row is located in the heart of the Chilterns and is well known for 'The Ridgeway' and its beautiful countryside walks. The Village is also within close proximity of the 'Chiltern Cycle way' which is a 170 mile circular route passing around the Chilterns 'Area Of Outstanding Beauty'.



Council Tax Band – E

EPC Rating - TBC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92-100	A		
81-91	B		
69-80	C		77
55-68	D	63	
49-54	E		
35-48	F		
1-34	G		
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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