



**Redfield House**  
**Saunderton**

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A substantial and versatile 5 bedroom family home set within 1 acre of garden, discretely situated at the end of a quiet country lane with stunning views over surrounding farmland and close to fabulous countryside walks.

Redfield House, Oddley Lane, Saunderton, Princes Risborough,  
Buckinghamshire, HP27 9NQ

Guide Price £1,750,000

- Substantial 5 Bedroom Detached Property
- 1 Acre South Facing Garden
- Quiet Location
- Stunning Countryside Views & Walks
- 3 Reception Rooms
- Fabulous Kitchen/Family Room
- Separate Utility Room
- Master Bedroom With Ensuite Facilities & Dressing Area
- Planning for Double Garage
- Modern Out building



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www.bb-estateagents.co.uk

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 PrimeLocation.com

 Zoopla.co.uk

## Location

Redfield House lies approximately 4 miles from Princes Risborough town centre and railway station. It is in the catchment of the highly regarded Bledlow Ridge and Walters Ash Primary Schools. There is a public house in Bledlow that leads to many local walks in the Chiltern hills. Princes Risborough Railway Station provides a fast link to London Marylebone (approximately 40 minutes) and to the Midlands whilst the M40(J4) is within 5 miles.





## Description

The property can be entered via its own horseshoe driveway providing plenty of parking for family and guests. The formal main entrance to the house opens into the spacious hallway where all rooms lead from, with two useful walk in closets for coats, shoes and other storage options.

The dual aspect kitchen/family room is the real heart of the home, a perfect space to entertain friends or simply for the family to gather at the end of a busy day, with French doors to the garden and under floor heating. The well appointed kitchen has ample built in storage, a sociable middle island, granite work tops, range cooker and a walk in larder. From the kitchen is a separate utility room, with further storage, space for white goods, WC and door to the garden, making this the obvious entrance for mucky dogs and children.

From the hallway the property boasts a cinema room with open fireplace, the formal dual aspect living room has underfloor heating, a wood burner stove and two sets of French doors leading to the garden. There is also a dual aspect home office with an open fireplace. In addition there are two further downstairs WC`s and another set of French doors to the garden.

## Upstairs

There are five double bedrooms with the dual aspect master bedroom boasting countryside views from both aspects, dressing area with fitted wardrobes and ensuite bathroom with bath and separate shower. There are also two modern family bathrooms to serve the other bedrooms.



## Outside

The south facing of approximately 1 acre, is currently a blank canvas with mature trees and hedging but making the most of the surrounding views, ready for the next owner to add their own design. There is also a modern out building with electric shutter doors, lights and power, that could serve many uses. Planning permission has been granted to remove the old garage and replace with a new double garage.

Other notable features include: oil central heating, EV charger, multiple outside sockets, 2 outside taps, ethernet cables throughout the house, Megaflo boiler and private sewerage that is exempt from current regulations.



## General Remarks and Stipulations

Tenure  
Freehold

EPC Rating  
E with C Potential

Local Authority  
Wycombe District Council

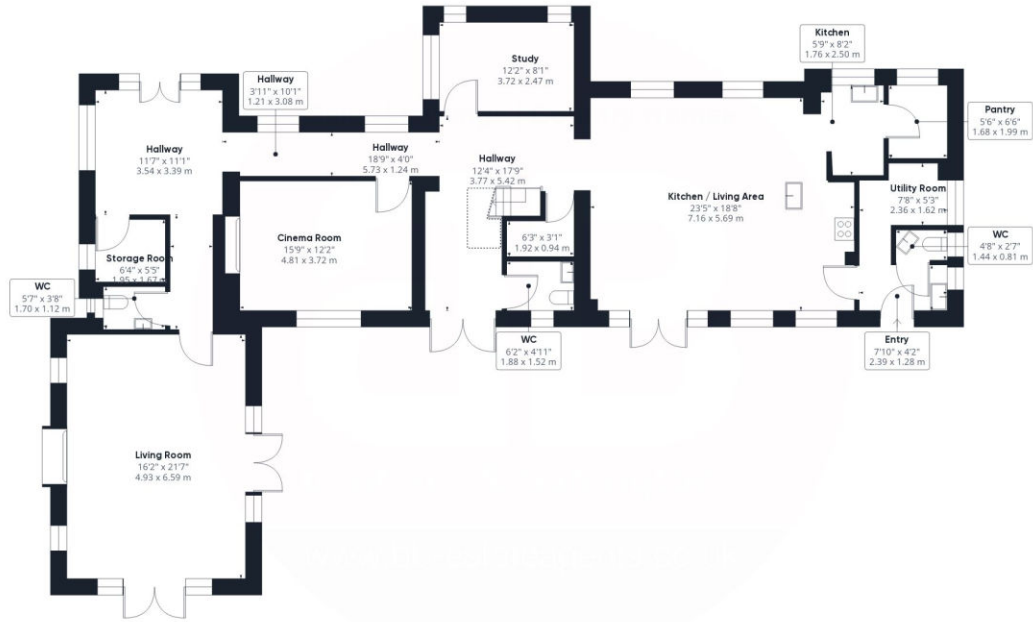
Viewing  
Strictly by appointment with Bonners & Babingtons

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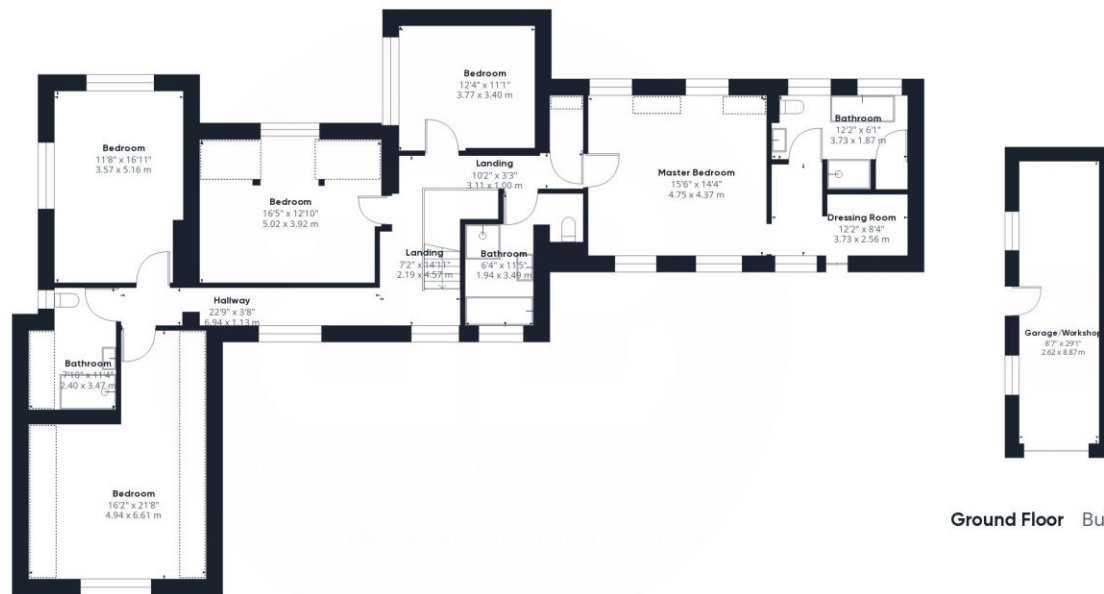
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Ground Floor Building 1



Ground Floor Building 2

Floor 1 Building 1

Approximate total area<sup>1)</sup>

3679.67 ft<sup>2</sup>

341.85 m<sup>2</sup>

Reduced headroom

171.93 ft<sup>2</sup>

15.97 m<sup>2</sup>

Excluding balconies and terraces

Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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