



bonners & babingtons

Loosley Hill
Loosley Row

Loosley Hill, Loosley Row, Buckinghamshire, HP27 0NT

OIEO - £775,000

A well-presented and stylish four-bedroom Detached brick & flint Cottage set on an elevated plot with stunning views overlooking the Chilterns countryside. The property is located down a quiet road within the highly sought-after village of Loosley Row which is a short drive from the Town of Princes Risborough.

The property accommodation comprises; open plan living throughout the ground floor, there is a modern Kitchen with fitted appliances and a Gas Cooker, Sitting Area with a functioning Wood Burner, perfect for those cold winter months, Dining Area with Bi-fold Doors opening out onto the Patio as well as a Boot Room and separate Utility Room / Shower Room. Upstairs there are two double bedrooms, one with Fitted Wardrobes, two further bedrooms & a modern family Bathroom.

The two bedrooms to the front of the property benefit from beautiful views over the local countryside. To the rear, Bi-fold Doors lead you out to the private sunny rear Garden with a Patio Area, perfect for enjoying a nice glass of wine or a cold beer on those warm summer afternoons. To the front, there is a pretty frontage with a single Garage and Driveway with parking for two vehicles as well as on-road parking if required.

Other notable features include; mains gas central heating, 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 to 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.

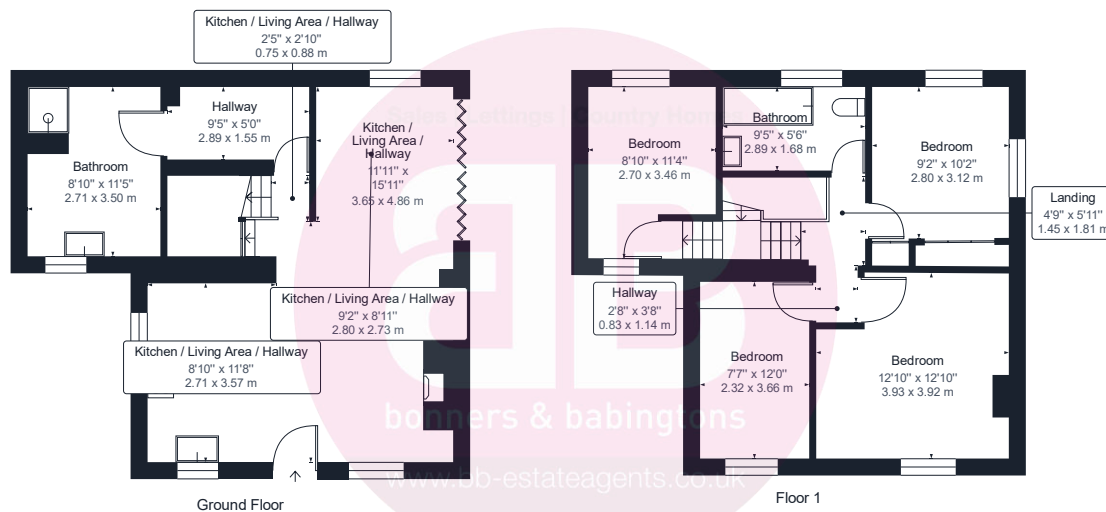


EPC RATING – C

COUNCIL TAX BAND - E

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		103
201-215	B		
155-200	C		69
133-154	D		
111-132	E		
89-110	F		
67-88	G		
Not energy efficient - higher running costs			

England & Wales EU Directive 2002/91/EC



Approximate total area⁽¹⁾

1105.77 ft²
102.73 m²

(1) Excluding balconies and terraces

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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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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