



Slough Lane  
Saunderton



honnors & habingtons

Slough Lane,  
Saunderton,  
Buckinghamshire,  
HP14 4HN

Offers Over : £450,000

A rare chance to purchase a period semi-detached home that needs complete modernisation yet positioned in this rural location with views and walks over the Chiltern Hills from its front door. Situated on a quiet country lane just outside the Village of Saunderton but yet within easy walking distance of the Main Line Railway Station (London to Birmingham).

The property itself has been in the same family for many years and with some vision modernisation could be turned into a wonderful family home. The current accommodation includes, Living Room (which is believed to have an inglenook fireplace behind the current fireplace). Dining room, Kitchen, Ground Floor Bathroom, Conservatory. On the first floor there are three bedrooms.

Outside the property has good size grounds which are in need of attention, there is also a shared drive with Cottage number one allowing off road car parking. We understand that there is vehicular access to the far side of the property as well.

Please be aware that the property is in need of considerable improvement and modernisation and there is a flying freehold on part of the Cottage.





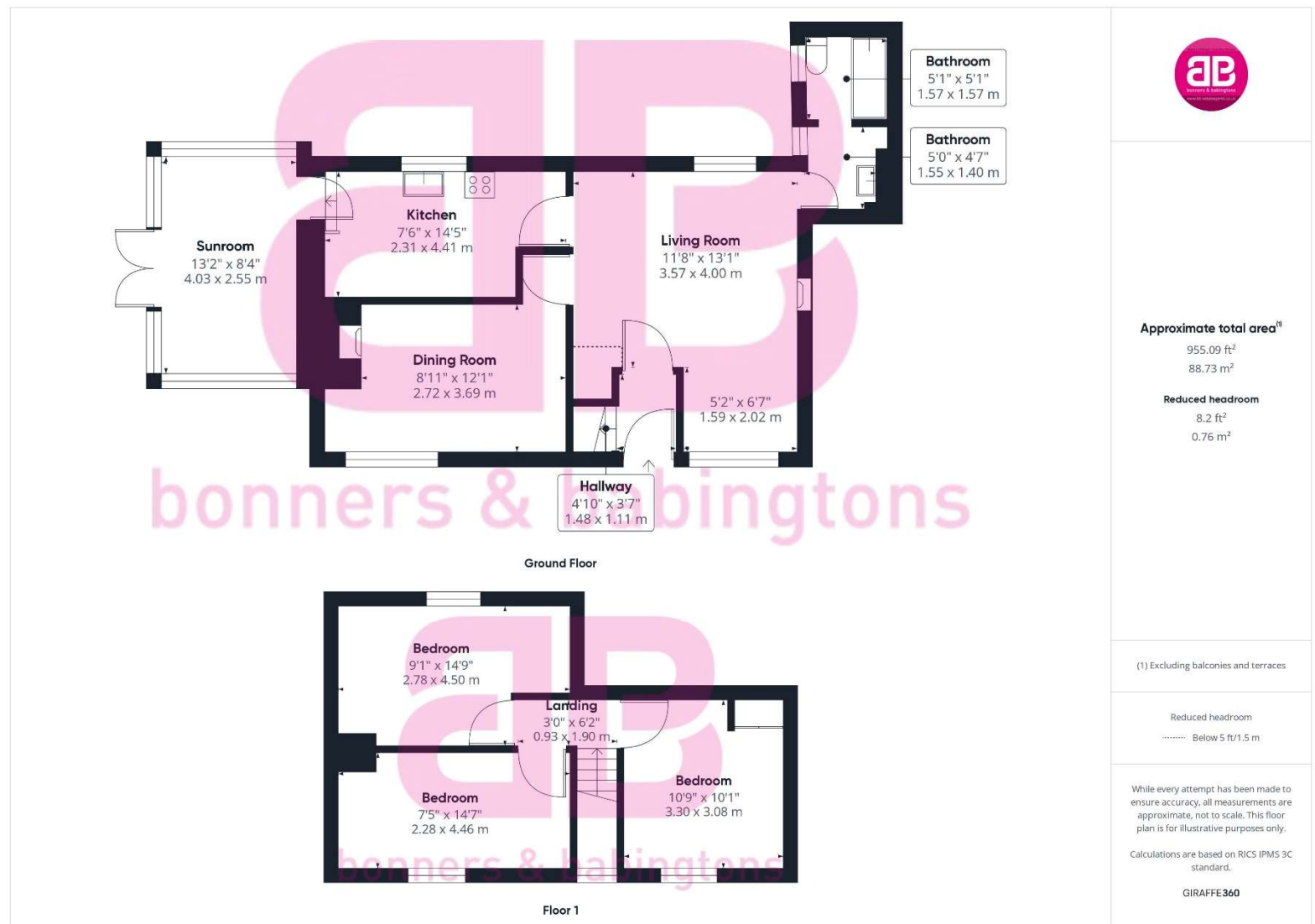
## Saunderton

Saunderton lies approximately 4 miles (6.44 km) 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, dentist, opticians, barbers, café and petrol station. By the railway station within Saunderton there is a public house called the Golden Cross. There is more extensive shopping and other facilities that are available in the nearby towns including High Wycombe and Princes Risborough.

Saunderton station is about 5 minutes walk away and provides a fast and efficient rail link with London Marylebone (35 minutes) and the Midlands. The M40 is 5 miles away (ca. 8 km).

Council Tax Band E  
EPC – G





**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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