



bonners & babingtons

Foundry Lane
Loosley Row

Foundry Lane Loosley Row Buckinghamshire HP27 0NY

Offers Over - £500,000

A beautifully presented and charming three bedroom cottage which is located in one of south Buckinghamshire's most desirable hamlets which is Loosley Row. The cottage has been completely refurbished over the past few years and benefits from far reaching views, picturesque countryside walks, local pubs and excellent transport links close by in the town of Princes Risborough linking directly to London Marylebone.

The property accommodation comprises of the following, a good sized living room with functioning wood burner, perfect for those cold winter evenings, a modern open plan kitchen / diner with French doors opening to the garden. The kitchen is well appointed, benefiting from waist height and eye level cupboards which are soft closing, Silestone quartz work surfaces and under cupboard lighting. The kitchen also has built in appliances which include a Neff oven, Fridge / freezer, dishwasher, Blanco induction hob and an extractor fan. Finally, there is a study / bedroom and a downstairs toilet.

Upstairs you will find a landing linking to two good sized double bedrooms, both with views over looking the Chilterns countryside and a family bathroom with bath and separate shower.

Outside there is a south facing cottage style garden with BBQ and storage areas, perfect for alfresco dining during the summer months. There is also on street parking for two cars.

Other notable features include, Hive smart home controlling traditional central heating system using modern electric boiler, double glazed windows throughout and loft 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'.

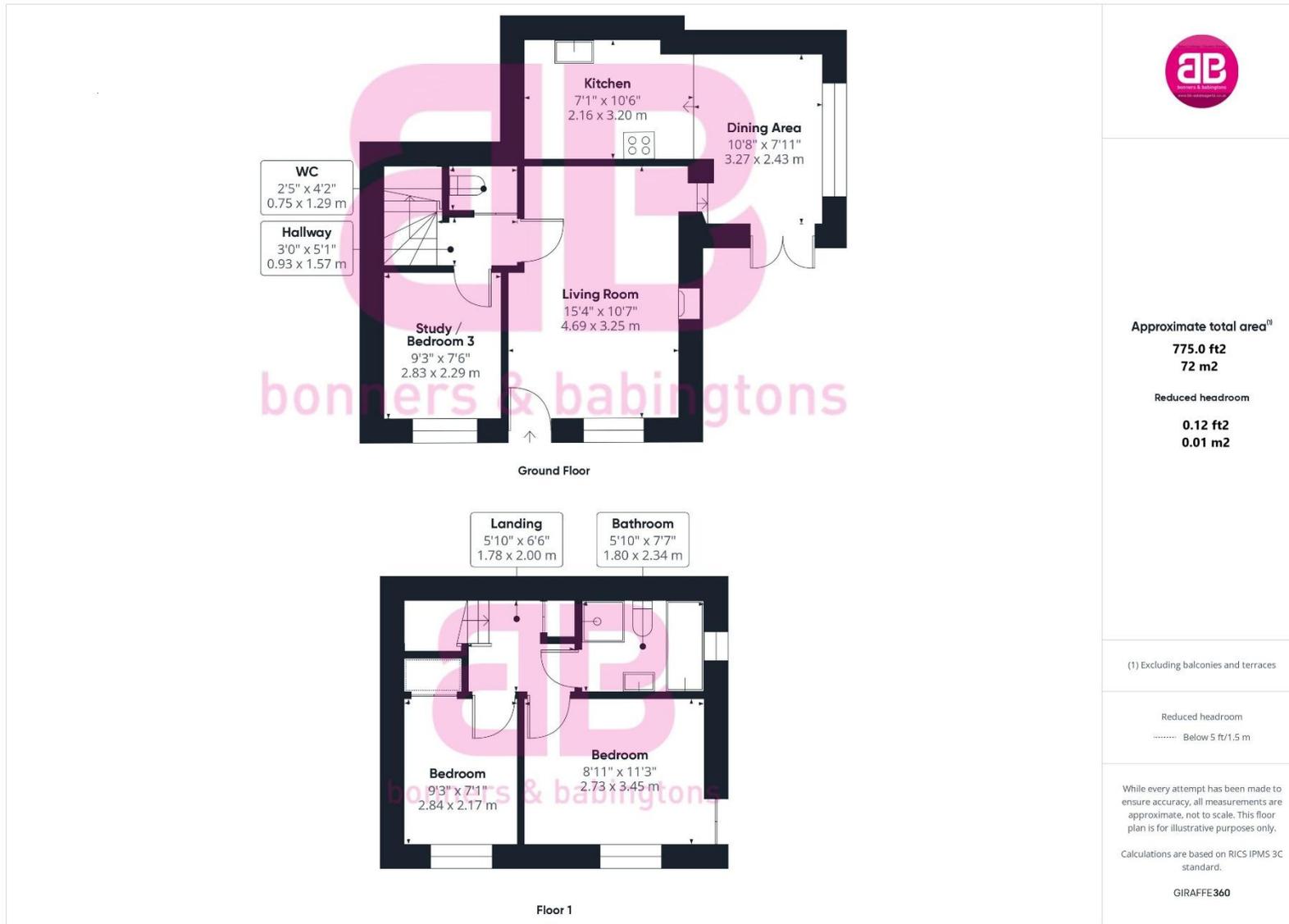


Council Tax Band – E

EPC Rating - F

| Energy Efficiency Rating | | Current | Potential |
|---|---|---------|-----------|
| Very energy efficient - lowest energy costs | A | | |
| 95-100 | B | | |
| 80-95 | C | | |
| 65-80 | D | | |
| 50-65 | E | 39 | 55 |
| 35-50 | F | | |
| 15-35 | G | | |
| For energy efficient - higher energy 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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