



Church Street
Princes Risborough

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A stunning three bedroom detached period home originally built in the 19th century which has been renovated to an extremely high specification throughout. The cottage is located centrally within the town of Princes Risborough and is within a stones throw of the High Street and a short 5 minute walk of the main line train station linking directly to London, Marylebone in approximately 35 minutes.

Rosewood Cottage, Church End, Princes Risborough, Buckinghamshire, HP27 9AN

Guide Price £750,000

- DETACHED PERIOD HOME
- THREE DOUBLE BEDROOMS
- NEWLY RENOVATED
- HIGH SPECIFICATION
- BESPOKE KITCHEN
- TWO RECEPTION ROOMS
- DRIVEWAY, GARAGE & PARKING
- TOWN CENTER LOCATION
- MASTER BEDROOM WITH ENSUITE
- TWO NEWLY FITTED BATHROOMS
- PRIVATE ENCLOSED GARDENS



78 High Street, Princes Risborough, Buckinghamshire, HP27 0AX

01844 343661

risborough@bb-estateagents.co.uk

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PROTECTED



Princes Risborough

The attractive market town of Princes Risborough offers a post office, a leisure centre and a good range of local shops including a Tesco, Marks & Spencer Simply Food and Costa Coffee. Further, more comprehensive leisure and shopping facilities can be found in High Wycombe, Aylesbury and Oxford all within easy reach. Excellent schooling is provided locally with a good choice of private and state schools close by including grammar schools in High Wycombe and Aylesbury.

There is access to the M40 motorway for London and the Midlands just 6 miles away (J6) and Princes Risborough station offers an excellent main line rail service to London (Marylebone - 35 minutes) and the Midlands.



Description

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The property accommodation comprises of the following, a light & airy, open plan kitchen / breakfast room with a utility room and study located just off the kitchen. The kitchen is bespoke made and designed by a local kitchen company using solid wood for the cupboards, quartz for the work surfaces, a ceramic Belfast sink as well as fitted appliances including a full size fridge, a freezer and dishwasher. The utility room / entrance porch has space for white goods and there is a newly fitted stable door opening to one of the private gardens. You shall also find a downstairs WC on the ground floor located just opposite the study.

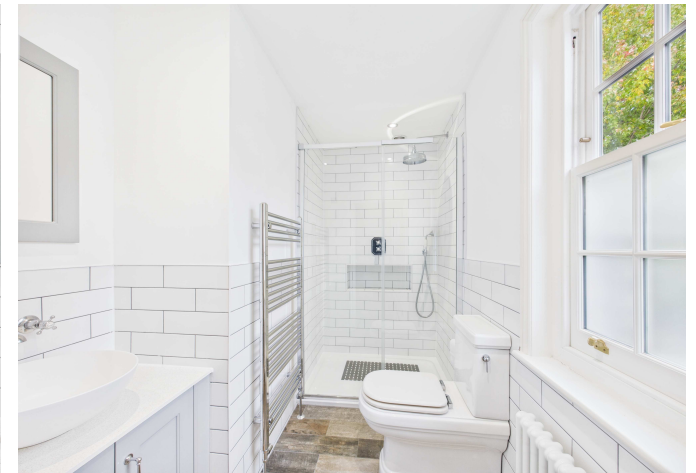
There are two spacious reception rooms, one being a formal living room with fireplace, perfect for those cold winter evenings during the winter months. The second being a dining room / snug area with French doors that open out to the enclosed court yard garden with raised beds for planting and a patio area, perfect for alfresco dining during the summer months.

Upstairs you will find a master bedroom with a newly fitted walk in shower, two further double bedrooms both with fitted wardrobes and a lovely view looking down the private road of Manor Park Avenue which is within no doubt the best road in Princes Risborough. .

From the utility room, a stable door takes you out to a private garden which is low maintenance with access to the driveway as well as a single garage which has the capacity to store one car. The garage has power and a newly installed electric, roll up door.

The current owners have also built an outside home office which has power, internet, heating and is fully insulated.

Other notable features include, mains gas central heating, double glazed windows (bespoke made) and loft storage space.





General Remarks and Stipulations

Tenure

Freehold

Services

Mains gas central heating, underfloor heating located in kitchen (wet system) mains electric, water & drainage.

EPC Rating

D

Local Authority

Buckinghamshire Council - Band F

Important Notice

Bonnors & Babingtons, their clients and any joint agents give notice that:

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2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Bonnors & Babingtons have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Post Code

HP27 9AN

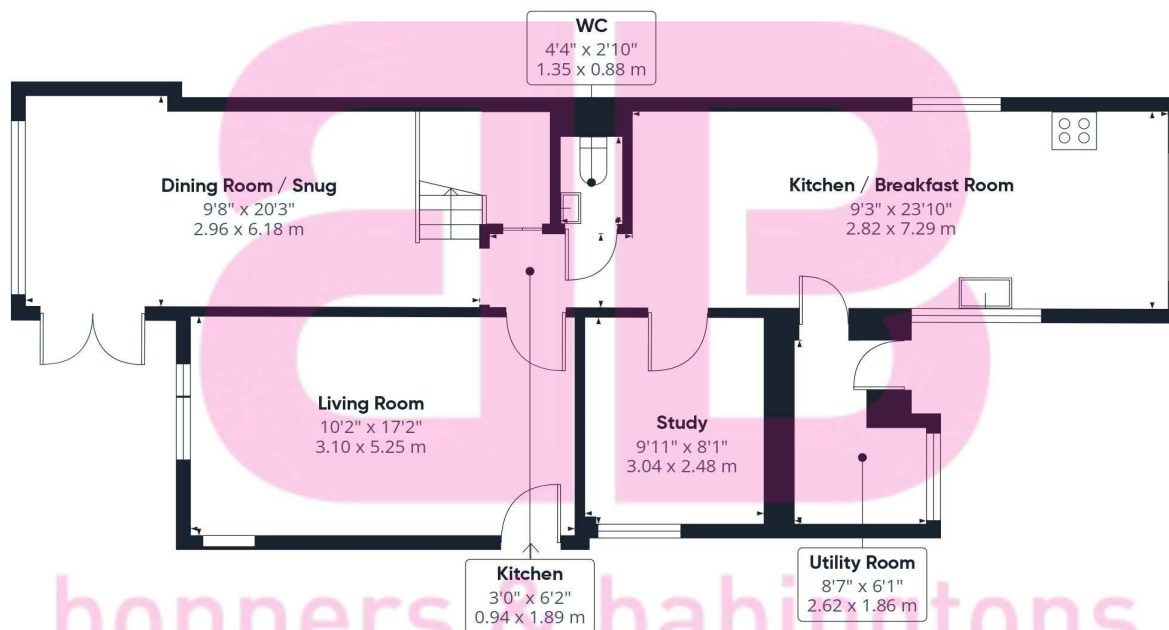
Viewing

Strictly by appointment with Bonnors & Babingtons

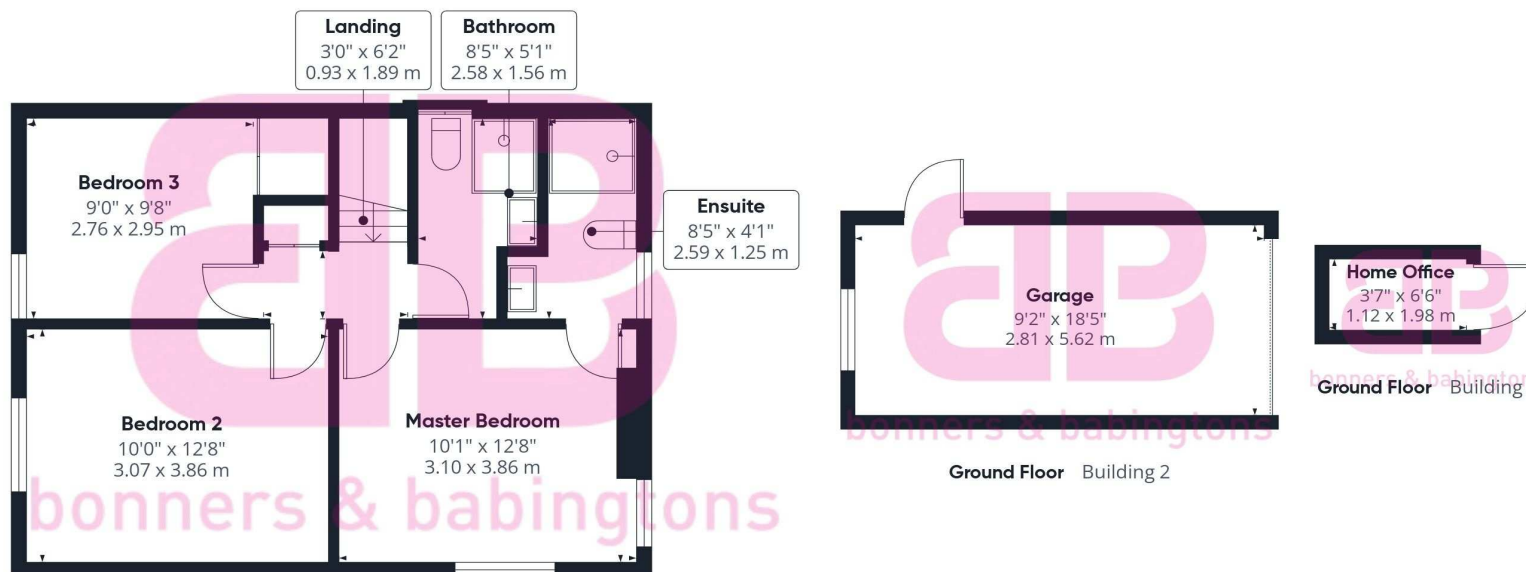
Fixtures and Fittings

Via Separate Negotiations





Ground Floor Building 1



Ground Floor Building 2

Ground Floor Building 3

Floor 1 Building 1

Approximate total area⁽¹⁾

1509 sqft

140 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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