



bonners & boningtons

The Residence
Saunderton

The Residence Wycombe Road Saunderton Buckinghamshire HP14 4EA Offers in excess of £425,000

Nestled within the charming rural village of Saunderton, this beautifully presented two-bedroom leasehold property offers a wonderful blend of contemporary living, countryside tranquillity and everyday convenience. Perfectly positioned between the bustling market towns of Princes Risborough and High Wycombe, with Saunderton railway station and a welcoming local pub within walking distance, this delightful home offers the opportunity to enjoy a slower pace of life without compromising on connectivity.

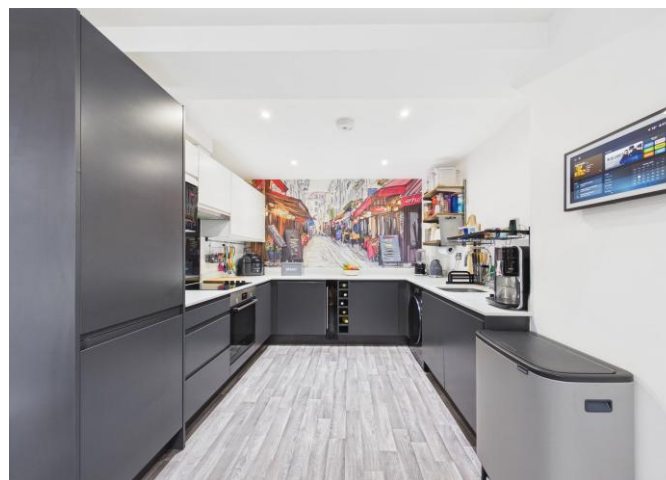
At the heart of the property is an impressive open-plan living space, thoughtfully designed to create a seamless balance between relaxing, dining and entertaining. The sleek, contemporary kitchen features integrated appliances, stylish cabinetry and generous worktop space, flowing effortlessly into a dedicated dining area and spacious lounge. Whether hosting friends for dinner, enjoying a quiet evening or opening the doors to invite the outside in, this versatile space lends itself beautifully to modern living.

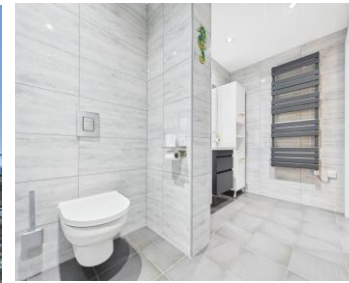
Both bedrooms are generously proportioned, offering comfortable and peaceful retreats. The principal bedroom benefits from its own private en-suite shower room, while a further spacious family bathroom, complete with a bathtub, serves the accommodation. The thoughtful layout also allows both bedrooms to enjoy direct access to the rear garden, creating a wonderful connection between the indoor and outdoor spaces. Both bedrooms are flooded by natural lighting.

A welcoming and generously sized entrance hallway adds to the sense of space throughout the home, complemented by practical storage solutions that make everyday living effortless. This home has been thoughtfully maintained by the current owners.

Lovingly curated, this privately owned outdoor sanctuary has been transformed into a haven of natural beauty, calm and seclusion. More than simply a garden, it is a thoughtfully created retreat designed for unwinding, entertaining and reconnecting with nature. A charming pergola, inviting patio, dedicated barbecue area and beautifully arranged decking provide a choice of spaces for every occasion. Imagine slow summer mornings with a coffee surrounded by greenery, alfresco dining beneath the pergola, or relaxed evenings entertaining friends as the sun sets. Every corner of this enchanting garden has been designed to offer a sense of escape from the demands of everyday life.

The property also offers a dedicated parking space for 1 vehicle and multiple visitor bays.





Saunderton

Saunderton lies approximately 4 miles 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.

Within the village are two public houses whilst more extensive shopping and other facilities are available in the nearby towns.

Saunderton station provides a fast and efficient rail link with London Marylebone(35 minutes) and the midlands whilst M40(J4) is within 5 miles.

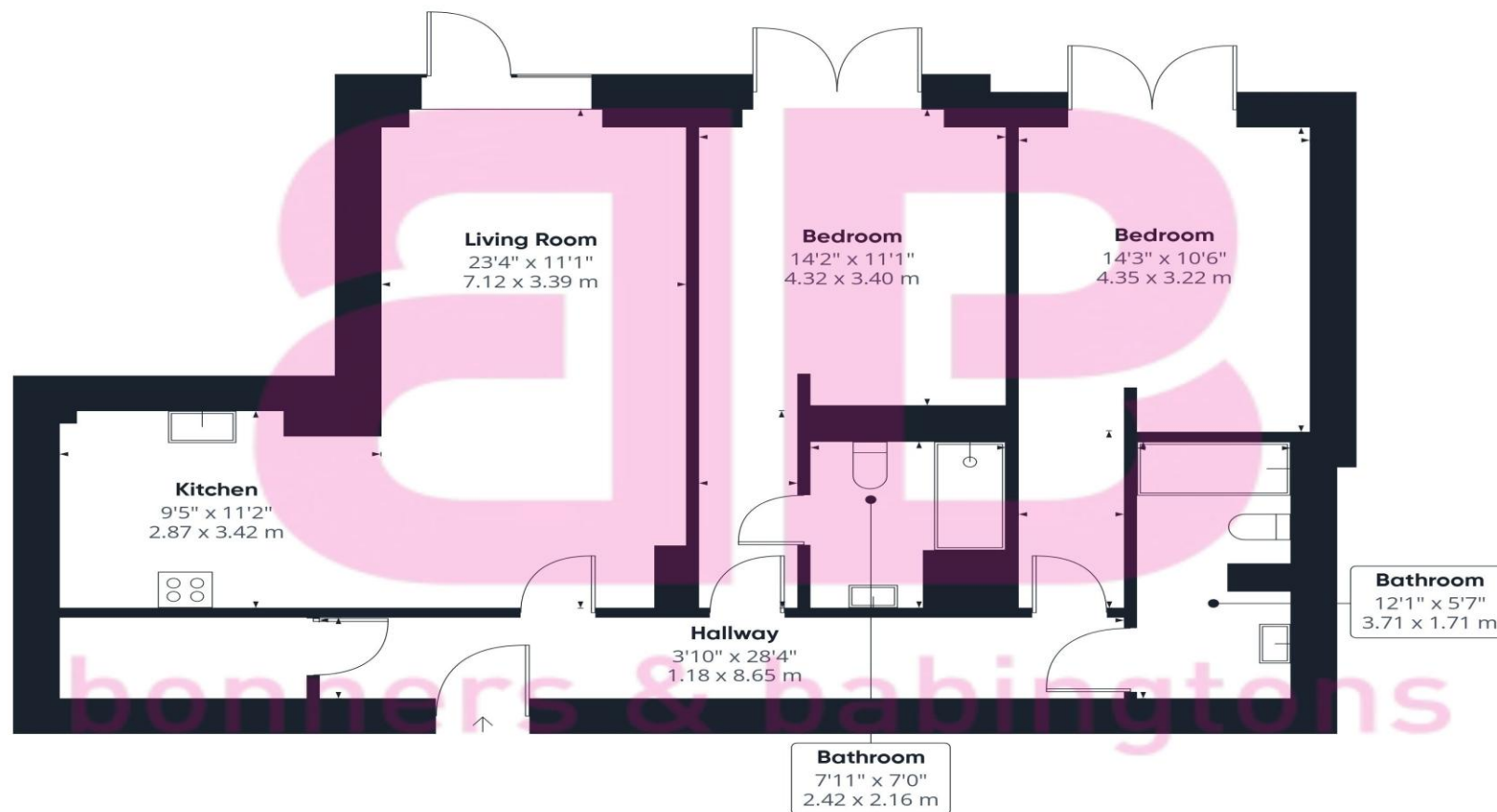


EPC Rating: D

Tenure: Leasehold

Council Tax Band: D

Energy Efficiency Rating		Current	Potential
How energy efficient is your property? - lower running costs			
92-100	A		
81-91	B		
69-80	C		
55-68	D		
48-54	E		
35-47	F		
1-34	G		
Not energy efficient - higher running costs			
Environmental Impact (CO ₂) Rating		Current	Potential
How environmentally friendly is your property? - lower CO ₂ emissions			
92-100		A	
81-91		B	
69-80		C	
55-68		D	
48-54		E	
35-47		F	
1-34		G	
Not environmentally friendly - higher CO ₂ emissions			



Approximate total area^m

1108 ft²
93.6 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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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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