

7 Stopps Orchard | £810,000

Monks Risborough | Buckinghamshire



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Monks Risborough,
Buckinghamshire, HP27 9JB
Princes Risborough Railway Station 1.8 miles
(London Marylebone 35 minutes)
Aylesbury 8.9 miles
High Wycombe 9.9 miles
Oxford 24 miles

The Property:

A substantial four bedroom family home in one of the most sought after locations in the pretty village of Monks Risborough. The property is located in a quiet private cul de sac of executive homes and is within a short distance of Princes Risborough, with access to shops and other amenities.

This impressive family home provides ample accommodation and includes three reception rooms, four bedrooms, two bathrooms a kitchen/breakfast room and conservatory. The property has been maintained to a very high standard and is light and airy throughout. The large living room is complemented by a good-sized family room which provides additional informal living space. An attractive feature of the living room is the feature fireplace which provides a cozy focal point. The dining room to the front of the property is a further useful space

Upstairs is a Master Bedroom with fitted wardrobes and en suite bathroom. There are three further double bedrooms.



Key Features:

Hallway | Sitting Room | Dining Room |
Family Room / Study | Ground floor WC |
Kitchen with Dining area | Utility |
Conservatory | Master Bedroom with En
Suite | Three Further Double Bedrooms |
Family Bathroom | Enclosed Rear Garden
| Double Garage | Off Road Parking |
Front Garden

A south east facing patio area to the rear of the property provides an ideal space for al fresco dining and can be accessed either from conservatory or the living room.

Location:

The property is within a short distance of the mainline railway station at Princes Risborough, with fast rail links to both London and the Midlands, as well as to the Town Centre, which provides leisure facilities, comprehensive shopping with both an M&S Food and local independent businesses. Aylesbury and High Wycombe, both of which provide access to more extensive shopping facilities, are also only a short distance away and can be accessed both by road and public transport. It is also worth noting that Princes Risborough is in the catchment area for both excellent public grammar and private sector schools.



Outside:

The property benefits from a fully enclosed rear garden mostly laid to lawn. The rear garden can be accessed at the side of the property. To the front of the property the driveway provides off road parking for several cars and access to a double integral garage.

General:

All main services connected.

Local Authority: Wycombe District Council

Telephone: 01494 461000

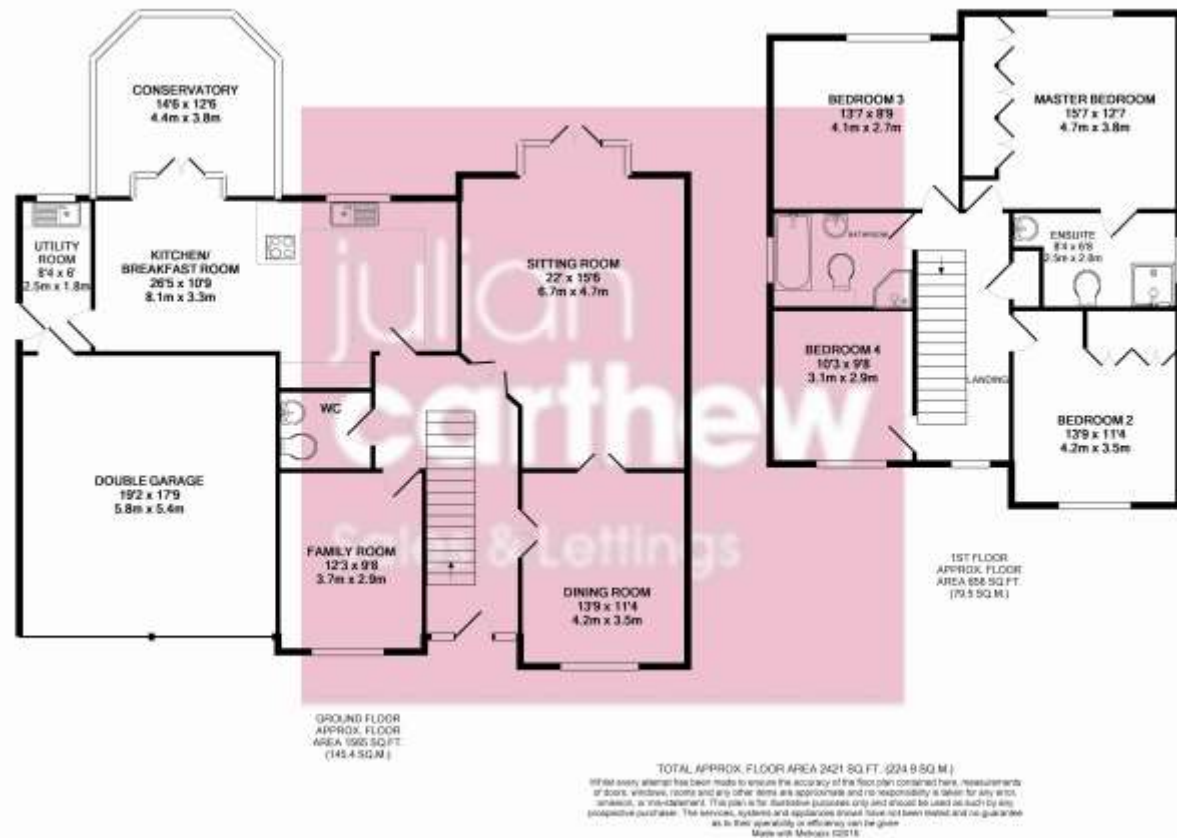
Council Tax: G **E.P.C. Rating:** C

Wayleaves, easements and rights of way

The property will be sold subject to and with the benefit of all wayleaves, rights of way and easements, whether mentioned in these particulars or not.

Directions

From Princes Risborough take the A4010 towards Aylesbury. Take the first left into Windsor Hill. At the end of the road turn right onto Wellington Avenue, right onto Dunsmore Avenue and finally right onto Stopps Orchard. Number 7 can be found taking the left hand fork in the road.



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