



Saddlers Barn

Burton Lane
Monks Risborough
Buckinghamshire
HP27 9JF

Monks Risborough Halt	0.3 miles
Princes Risborough	0.9 miles
High Wycombe	8.4 miles
Thame	8 miles

The Property:

Saddlers Barn is a charming Grade II listed barn conversion delightfully situated in a quite leafy lane which runs behind the 14th century St Dunstan's church. The property has many delightful period features including exposed beams, oak flooring and imposing inglenook fireplace. The property benefits from a private patio/courtyard with raised beds.

Saddlers Barn is situated in a convenient position, just minutes' walk from the Monks Risborough railway halt with connections to London and Aylesbury and beyond. It is a short distance to all the amenities offered by the pretty market town of Princes Risborough, including many outstanding schools in both the public and private sectors. The property is also has ready access to the main bus routes for Aylesbury and High Wycombe for more extensive shopping facilities and also the buses for the Grammar Schools.



Key Features:

Entrance Hall | Sitting Room | Dining Room | Kitchen | Cloakroom | Master bedroom | Main Bathroom | Two Further Bedrooms one with en-suite shower | Parking | Gas Fired Central Heating | Private courtyard/patio | Highly Desirable Location | Wealth of Period Features

Saddlers Barn is a lovely barn conversion offering a great balance of traditional features with modern contemporary living. There is a very spacious sitting room with imposing feature, inglenook fireplace, together with a large dining area and spacious hall area all of which are open plan. The contemporary kitchen/breakfast room boasts a range of appliances including a range cooker. A walk in cupboard off the kitchen offers flexible storage for coats and boots or can be used as an airing cupboard. Upstairs there are three bedrooms, one with en-suite shower room.



Outside:

There is a graveled parking area and private courtyard patio surrounded by walls and raised beds containing shrubs and flowers. There is a side passage which gives access around the property and to the rear BBQ area.



General:

Mains Water, Electricity and Sewage
Gas Fired Central Heating

Local Authority: Wycombe District Council

Telephone: 01494 461000

Council Tax: F **EPC Rating:** C

Wayleaves, easements and rights of way:

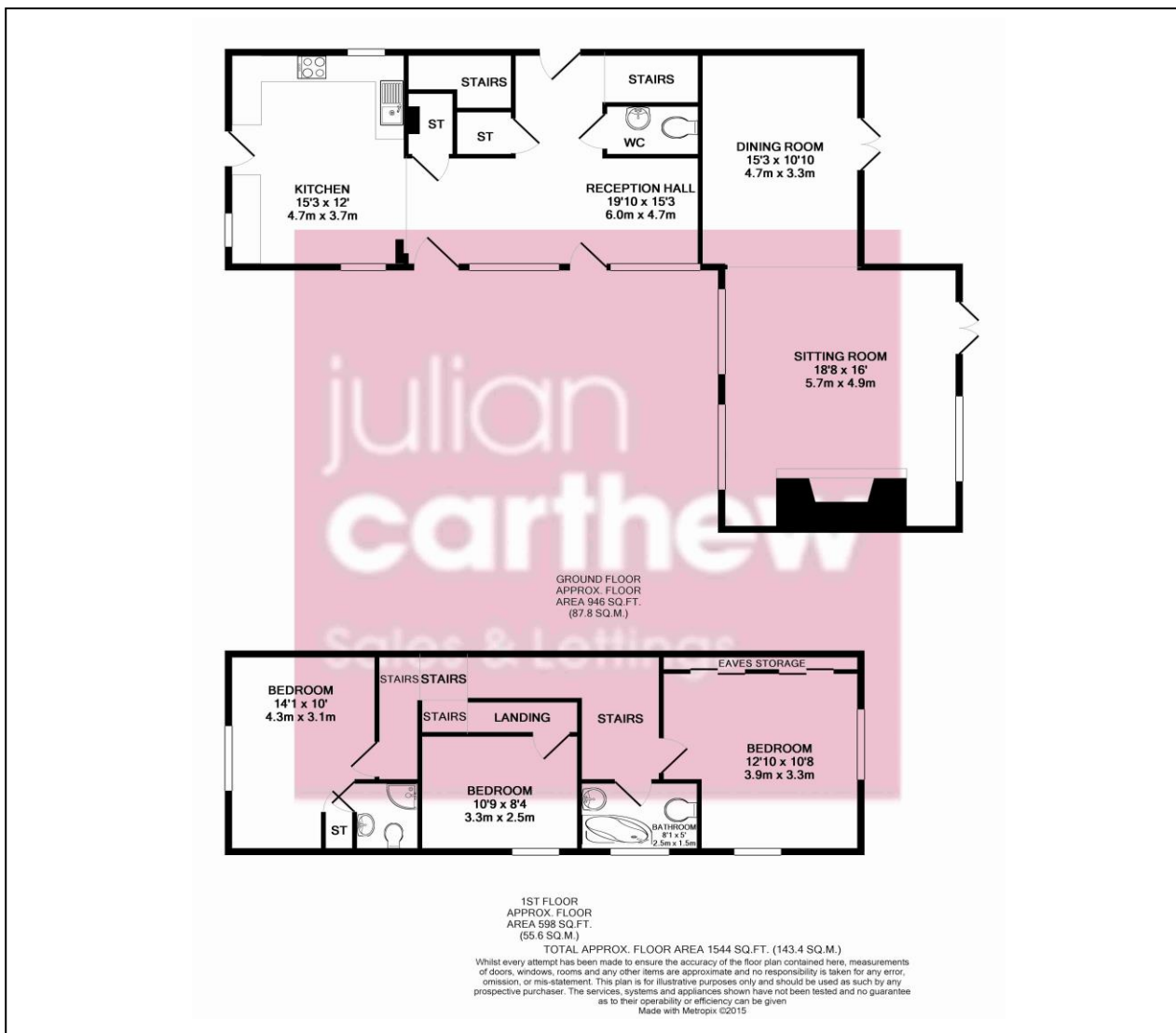
The property will be sold subject to and with the benefit of all wayleaves, rights of way and easements, whether mentioned in these particulars or not.

Directions:

Head out of Princes Risborough on the A4010 Aylesbury Road. Continue on to Monks Risborough turning left into Mill Lane and then left again into Burton Lane. Saddlers Barn will be found on your left-hand side a short way up Burton Lane.

Viewing:

Strictly by appointment with the selling agents: Julian Carthew 01844 342424



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