



Deanfield Close
Saunderton

TIM RUSS
& COMPANY



Deanfield Close
Saunderton
Buckinghamshire HP14 4HT

Offered in excellent decorative order
is this four bedroom family home in
this popular Village.

£625,000



The Property

We are pleased to offer this extended four bedroom detached family home situated in a popular village location just a short distance to Saunderton train station and lovely country walks.

The beautifully presented accommodation comprises entrance hall, modern kitchen with integrated appliances, door to the adjoining dining room with french doors to the family room at the rear which has sliding doors to the garden. The lounge is well proportioned with a fireplace and a door going through into the hallway. There is the added benefit of a ground floor shower room.

To the first floor can be found four good sized bedrooms, two of the bedrooms have wonderful far reaching views and there is the modern family bathroom.



Outside

The rear garden is private and offers a shaped paved patio leading to lawn with fencing and hedging to the boundaries as well as a shed. The garage adjoining the house offers a separate and private office at the rear.

To the front of the house is a block paved driveway for several vehicles and access to a further timber garage.

Location

Saunderton is located approximately 4 miles South of Princes Risborough in the Misbourne Valley, nestled within the Chiltern Hills.

There are excellent commuter transport links into nearby High Wycombe and Princes Risborough with a direct rail service to London Marylebone from 44 minute and a station at Saunderton itself. Princes Risborough & High Wycombe offer a good selection of speciality shopping, M&S food, Waitrose, good restaurants/pubs, cinema, and Leisure Centres.



Buckinghamshire is renowned for its State (including Grammar) and Private education, details of which can be gained from Wycombe District Council.

Viewings

Strictly by appointment only.

Mortgage

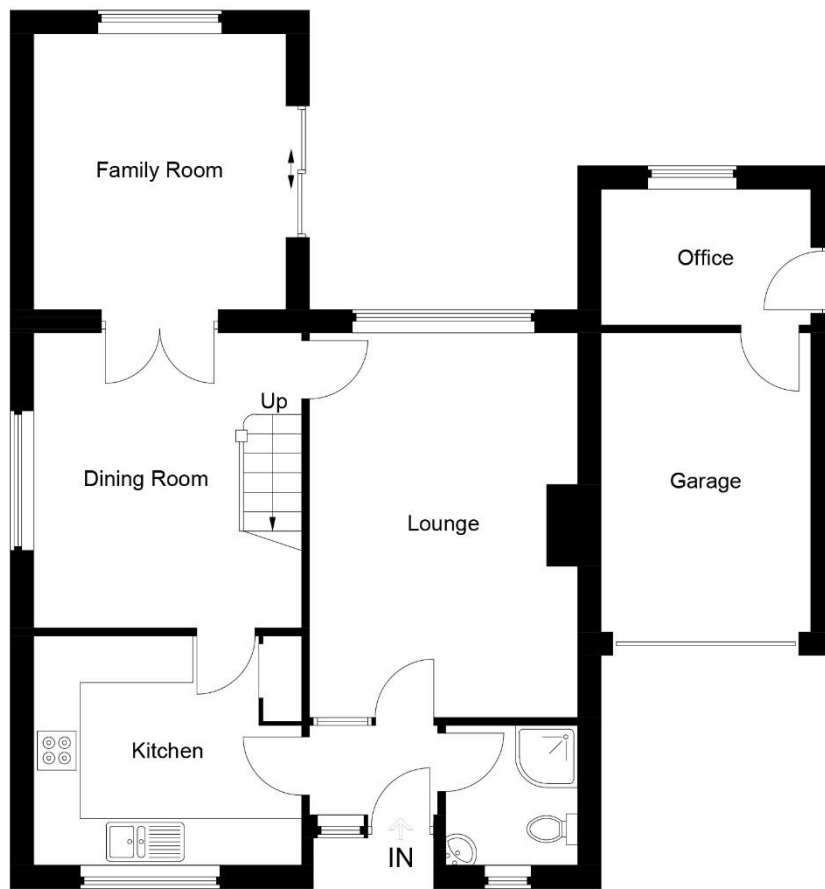
Contact your local Tim Russ & Company office who can introduce you to their professional financial advisor.

Council Tax Band F

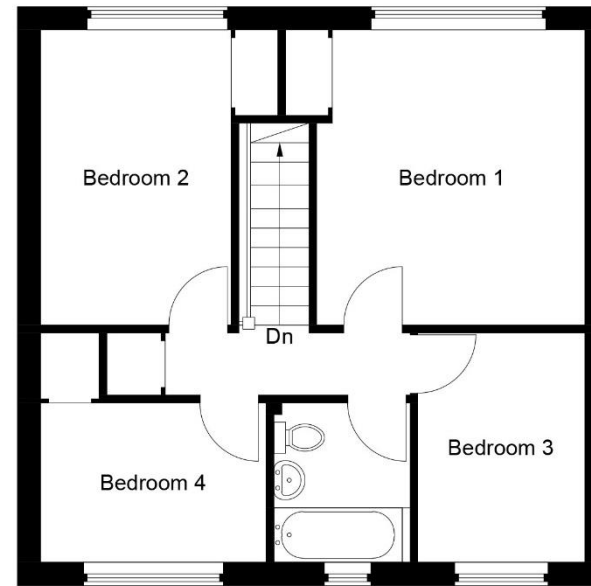
Tenure Freehold

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		





Ground Floor



First Floor

Approximate Gross Internal Area
 Ground Floor = 76.9 sq m / 828 sq ft
 First Floor = 50.0 sq m / 539 sq ft
 Total = 126.9 sq m / 1,367 sq ft
 (Including Outbuilding)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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