



bonners & babingtons

Trout Hollow
Saunderton

Trout Hollow, Saunderton, Buckinghamshire, HP27 9UA

OIEO - £485,000

This lovely semi-detached three bedroom home is nestled in an exclusive close, offering a serene and private living experience. Situated in a tranquil setting, this home boasts a charming exterior and backs onto a jointly owned field and wildlife area for the residents of Trout Hollow, providing a picturesque backdrop open aspect.

The property also boasts a recently refitted kitchen, new double glazed windows including Bi-Fold doors and a new central heating boiler. This property is sold with NO ONWARD CHAIN!

Upon entering, you are greeted by a spacious hallway with doors leading to a downstairs cloakroom, the kitchen and the lounge. The kitchen has recently been refitted and is one of the stand out features of this property. It has been equipped with an integrated fridge/freezer, oven and dishwasher for all your culinary necessities. The kitchen also provides ample storage space a breakfast area and sleek, space-grey counter tops.

To the back of the house, you will find a large lounge offering plenty of versatile space. The lounge benefits from a log burner and French doors that lead you out into the garden, which is perfect for alfresco dining or hosting guests. This space allows an effortless flow throughout the downstairs living accommodation.

The property boasts three generously sized bedrooms, two of which share a family bathroom. The main bedroom has ample space as well as a built-in wardrobe and en-suite bathroom for added convenience. Buyers may wish to update the Bathrooms.

Outside there is a large covered carport providing off-street parking and a private rear garden with plenty of space for entertaining. The property also benefits from owning a share of the large rear meadow. This is exclusive to Trout Hollow.





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 – C

COUNCIL TAX BAND - F

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Ground Floor



Floor 1



Approximate total area⁽¹⁾

1033.76 ft²
96.04 m²

Reduced headroom

28.24 ft²
2.62 m²

(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes 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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