



Sandycot Cadsden Road, Princes Risborough - HP27 0NB

Guide Price £1,250,000

 **TIM RUSS**
& Company



Sandycot Cadsden Road

Princes Risborough, Princes Risborough

- Great Location
- Versatile Accommodation
- Self-Contained 1 Bedroom Annexe
- 1.29 Acres
- 4 Bedrooms
- 2 Bathrooms
- 3 Reception Rooms
- Modern Kitchen/Breakfast Room
- Triple Garage



Sandycot Cadsden Road

Princes Risborough, Princes Risborough

Sandycot is an appealing family home with self-contained annexe in the Chilterns. Versatile living spaces, beautiful gardens with meadow and woodland, close to amenities and transport links.

An appealing and versatile family home in a quite delightful setting in this much admired part of the Chilterns.

Sandycot was originally built in the 1930's and substantially extended over subsequent years to create an exceptionally versatile family home. The current owner created a self-contained one bedroom annexe adjoining the main house perfect for a dependant relative or a small business.

The front door opens into a particularly generous reception room with a staircase up to the first floor. There is a cosy double aspect sitting room with a deep bay window and an open fireplace. A separate dining room connects with the dual aspect family room which in turn has doors out onto the garden. The kitchen was refitted just two years ago and is well equipped including integrated appliances, induction hob, underfloor heating, a breakfast bar, quartz work surfaces, a larder and a water softener. Off the kitchen is a utility room with a cloakroom and a door out to the rear courtyard.

On the first floor there is a large dual aspect principal bedroom, three further bedrooms and two bathrooms, one with a walk-in shower.

ANNEXE

The self-contained annexe, accessed from the courtyard, has a large, combined kitchen and living space with a bathroom and a separate bedroom that is





Sandycot

Approximate Gross Internal Area = 277.4 sq m / 2,986 sq ft

Ground Floor = 93.0 sq m / 1,001 sq ft

First Floor = 86.7 sq m / 933 sq ft

Outbuildings = 97.7 sq m / 1,052 sq ft
(Including Garage)

Total = 277.4 sq m / 2,986 sq ft

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.

© CJ Property Marketing Ltd Produced for Tim Russ & Company



Tim Russ and Company

Tim Russ Ltd, 1 High Street - HP27 0AE

01844 275522 • p.risborough@timruss.co.uk • timruss.co.uk/

By law we must verify every seller and buyer for anti-money laundering purposes.
Checks are carried out by our partners at Lifetime Legal for a non-refundable £60 (incl. VAT) fee, paid directly to them.
For more information please visit our website.



TIM RUSS
& Company