



5 Santesdune Way, Saunderton - HP14 4DR

Fixed Price £525,000

 **TIM RUSS**
& Company



5 Santesdune Way

Saunderton, High Wycombe

- Available to eligible buyers through a Section 106 affordable housing scheme, offering a rare opportunity to purchase at a reduced price (subject to qualifying criteria)
- Peaceful countryside location with access to scenic walks and green spaces
- Just a short walk to Saunderton Station
- Driveway parking for three vehicles
- Private, well-maintained garden
- Bright and spacious interiors finished to a high standard throughout
- Stunning three-bedroom detached home in desirable Saunderton village
- 5 years remaining on NHBC warranty
- No onward chain



5 Santesdune Way

Saunderton, High Wycombe

OPEN DAY 29th September - 12:00 - 2:30 CALL TO
CONFIRM VIEWING

**OPEN DAY 29th September - 12:00 - 2:30 - BY
APPOINTMENT ONLY**

Tucked away in this small development of only 6 houses in the sought-after village of Saunderton is this attractive detached home with impressive oak canopy porch and spacious rear garden.

It is a stunning three bedroom, two bathroom detached home offers modern living in a peaceful countryside setting. Immaculately presented, the property features light filled living spaces, a stylish kitchen, and three well proportioned bedrooms, perfect for families or professionals.

Step outside to enjoy a private garden , ideal for entertaining or relaxing , along with off street parking and easy access to nearby walking trails. Just a short stroll from Saunderton Station, you'll enjoy direct rail links to London and other local amenities.

This home is offered under a **Section 106 affordable housing scheme**, available to eligible buyers. The scheme provides a unique chance to purchase this beautiful property at a discounted price (75% of the property market value)(subject to qualifying criteria.)

Please Note. This is not shared ownership.

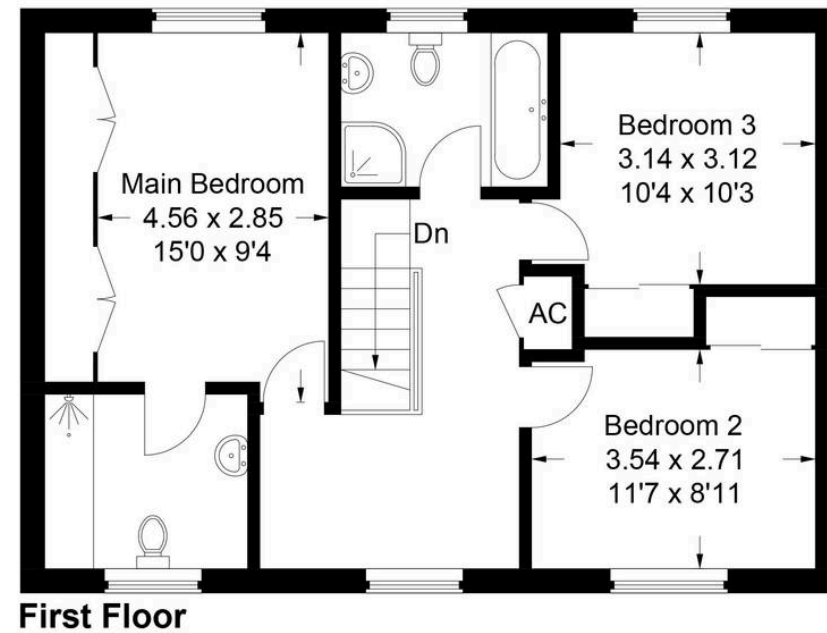
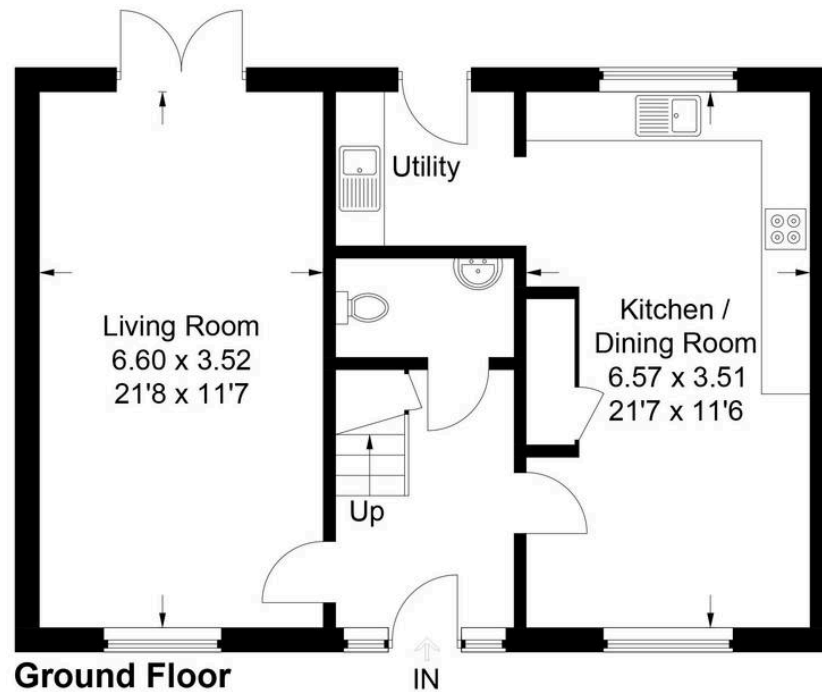
Year charge for road maintenance is £314.75

Council Tax band: F

Ownership: Freehold

Energy Efficiency Rating: B





Approximate Gross Internal Area
 Ground Floor = 63.2 sq m / 680 sq ft
 First Floor = 62.7 sq m / 675 sq ft
 Total = 125.9 sq m / 1,355 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.
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Tim Russ and Company

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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.

