



48 Saunderton Vale, Saunderton - HP14 4LJ  
£475,000

 **TIM RUSS**  
& Company





- Extended three-bedroom, two-bathroom home in Saunderton
- Bright and airy interiors with spacious living areas
- Versatile ground floor layout ideal for family living
- Three well-proportioned bedrooms
- Two modern bathrooms for added convenience
- Garage providing secure storage or parking
- Close to Saunderton station with direct commuter links to London

Saunderton is a charming Chilterns village set in a peaceful wooded valley within an Area of Outstanding Natural Beauty. Surrounded by rolling countryside and scenic walking routes, it offers a quiet rural lifestyle with a distinctly exclusive feel. Despite its tranquil setting, Saunderton benefits from a railway station with direct services to London Marylebone via High Wycombe, making it ideal for commuters. Nearby villages and High Wycombe provide a range of local amenities, while the area appeals particularly to those seeking countryside living with excellent connectivity.





Stylish extended home in Saunderton, offering bright living, private garden, garage and parking. Surrounded by beautiful countryside walks and just a short stroll to the station with fast London links

Located in the desirable village of Saunderton, this extended three-bedroom, two-bathroom home offers bright, airy living spaces and a generously proportioned layout throughout. Ideal for families or commuters, the property is just a short walk from Saunderton station, providing convenient links to London and nearby towns.

The ground floor has been extended to create a spacious and versatile living environment, filled with natural light and offering good flow between the main reception areas. The kitchen is well-sized, with space for dining and views over the garden.

Upstairs, there are three bedrooms and two bathrooms, providing practical and comfortable accommodation for both family life and visiting guests.

Outside, the home benefits from a private garden, perfect for relaxing or entertaining. A garage and off-street parking offer additional convenience, making this a well-rounded property in a peaceful yet well-connected setting.

Development Charge - £240 PA

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D







**Ground Floor**

**First Floor**

Approximate Gross Internal Area  
 Ground Floor = 67.4 sq m / 725 sq ft  
 (Including Garage / Excluding External Cupboard)  
 First Floor = 49.8 sq m / 536 sq ft  
 Total = 117.2 sq m / 1,261 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

Tim Russ Ltd, 1 High Street - HP27 0AE

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

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 Checks are carried out by our partners at Lifetime Legal for a non-refundable £60 (incl. VAT) fee, paid directly to them.  
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