



Abbotswood, Speen
£900,000

 **TIM RUSS**
& Company



A four-bedroom detached home with exceptional potential, offered with no onward chain, set on a secluded 0.28 acre plot in the sought-after village of Speen within an Area of Outstanding Natural Beauty.

This unextended property presents an exciting opportunity for buyers to remodel or extend (subject to the necessary planning permissions), with neighbouring homes providing clear precedent for enhancement.

The house already benefits from several quality features including UPVC double glazing, LED recessed lighting, solid oak internal doors and sections of oak flooring.

The accommodation currently comprises an entrance hall, kitchen/breakfast room, study, sitting room and conservatory. The principal bedroom, positioned at the rear of the property overlooking the garden, features an en-suite shower room and walk-in wardrobe. There are three further bedrooms and a family bathroom.

Outside, the property occupies a generous 0.28 acre plot with a westerly-facing garden with a patio and an expanse of lawn and offering a good degree of privacy and seclusion. The home sits within a tree-lined close in the highly desirable village of Speen and also benefits from a driveway and double garage.

The property is within walking distance of the village school, local store and a network of rural footpaths, making it ideal for those seeking village living surrounded by countryside.

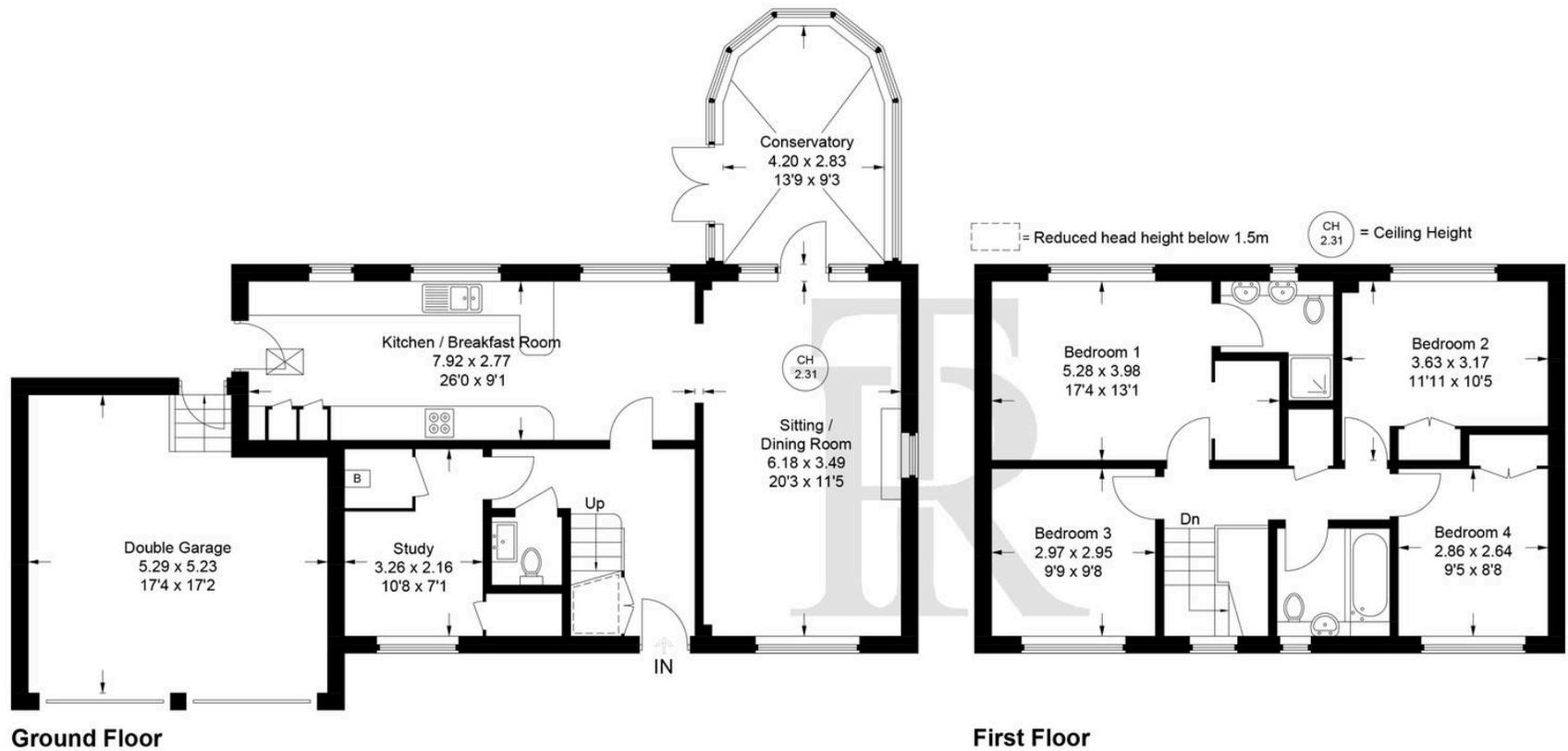


Speen is a charming and highly regarded Buckinghamshire village, set within the Chilterns Area of Outstanding Natural Beauty, offering an idyllic rural lifestyle surrounded by rolling countryside and scenic walking routes. The village enjoys a strong sense of community and is characterised by attractive period homes, open green spaces and a peaceful village atmosphere. Local amenities include a well-regarded primary school, village hall, traditional public house and church, while more comprehensive shopping, leisure facilities and mainline rail services are available nearby in Princes Risborough and High Wycombe. Despite its tranquil setting, Speen is conveniently positioned for access to surrounding towns and major road networks, making it an ideal location for those seeking countryside living with everyday convenience.

- Four-bedroom detached home offered with no onward chain
- Situated on a secluded 0.28 acre plot
- Located in the sought-after village of Speen within an Area of Outstanding Natural Beauty
- Excellent potential to remodel or extend (subject to planning permission)
- Kitchen/breakfast room, study, sitting room and conservatory
- Principal bedroom with en-suite shower room and walk-in wardrobe
- Westerly-facing garden with patio, lawn and good privacy
- Driveway and double garage providing ample parking and storage







6 Abbotswood, HP27 0SR

Approximate Gross Internal Area
 Ground Floor = 78.7 sq m / 847 sq ft
 First Floor = 61.6 sq m / 663 sq ft
 Garage = 26.0 sq m / 280 sq ft
 Total = 166.3 sq m / 1790 sq ft

Floor Plan produced for Tim Russ & Company by Media Arcade ©.

Illustration for identification purposes only. Window and door openings are approximate. Whilst every attempt is made to assure accuracy 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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