



## Appletree Wick, Orchard Place, Mill Lane

Guide Price £925,000

 **TIM RUSS**  
& Company



A versatile four bedroom detached home set on a generous 0.31-acre plot, featuring a self-contained one/two-bedroom annexe, double garage, and ample driveway parking. Tucked away on a private road serving just three properties off Mill Lane, the home enjoys a prime position opposite Monks Risborough Primary School, with beautiful rear views stretching towards Whiteleaf Cross.

The property is enhanced by solar panels with a battery system and surrounded by immaculately maintained wraparound gardens, offering both privacy and outdoor enjoyment.

#### **Main House**

The accommodation begins with a welcoming porch leading into a spacious hallway. There is a comfortable sitting room with a feature fireplace, a formal dining room, and a bright conservatory. The kitchen/breakfast room includes a range of integrated Neff appliances and benefits from full-height windows overlooking the garden. A cloakroom completes the ground floor.

Upstairs, there are four well-proportioned bedrooms, all with built-in wardrobes. The principal bedroom features a three-piece ensuite, alongside a three-piece family bathroom.

#### **Annexe**

The flexible annexe offers excellent potential for multigenerational living or additional income. It comprises two reception rooms, a kitchen, a modern shower room, and one or two bedrooms. The space can be accessed independently or connected internally via the main entrance hall.

Overall, the property offers fantastic potential and would benefit from some modernisation, making it an ideal opportunity to create a superb family home tailored to your needs. The sale also benefits from a complete upper chain.



Monks Risborough is a village, 1 mile from Princes Risborough at the foot of the Chiltern Hills. The church hosts craft, lunch and walking clubs; the scout hut is also used for fitness, baby, toddler and pre-school groups. Monks Risborough also has a railway station with services to London Marylebone and there is a Primary School (Ofsted rated Good) and the property is in catchment for Aylesbury's grammar schools.

Council Tax band: G

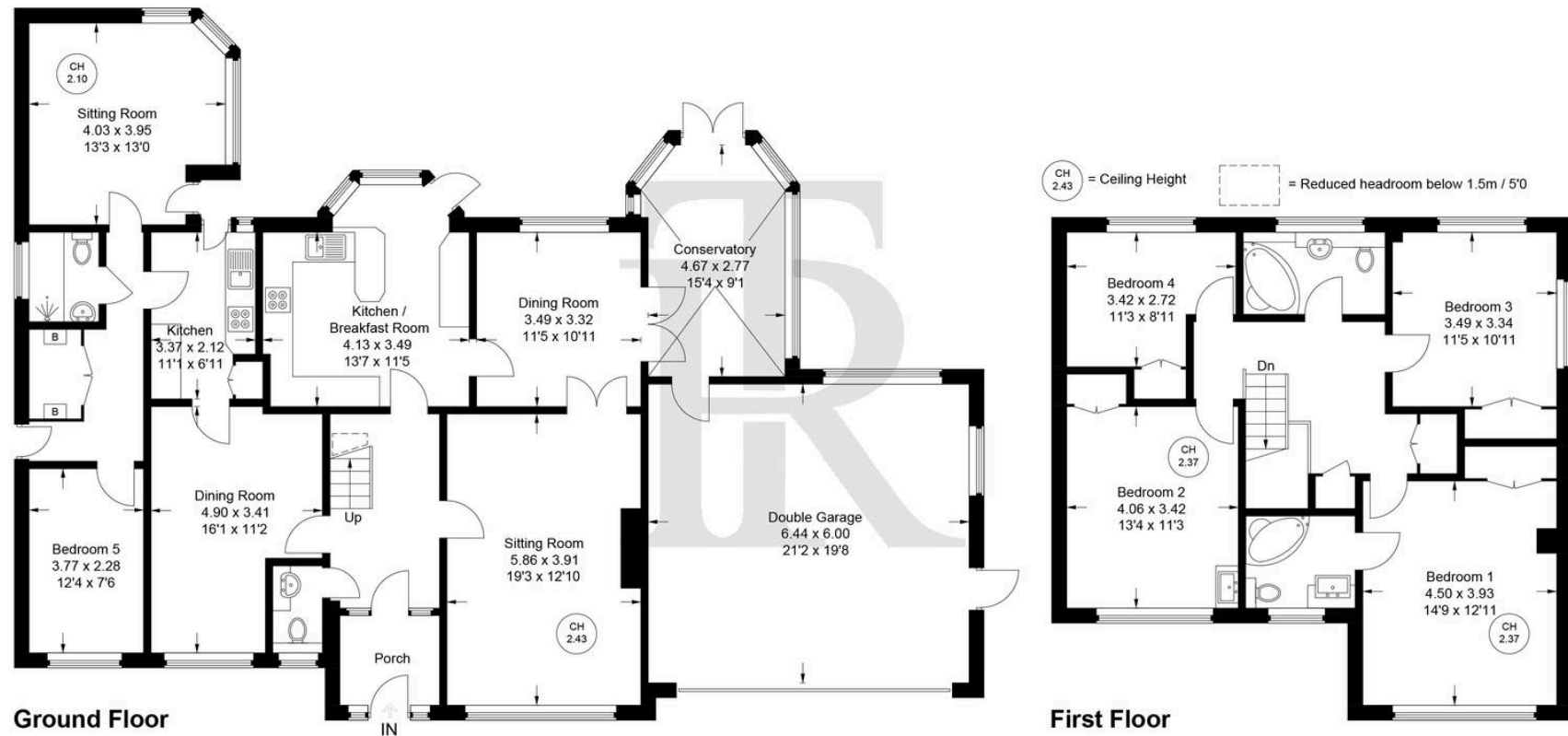
Tenure: Freehold

EPC Energy Efficiency Rating: C

- Versatile, four bedroom detached home with self-contained one/two-bedroom annexe
- Generous 0.31-acre plot with beautifully manicured wraparound gardens
- Private road location serving just three properties off Mill Lane
- Double garage and ample driveway parking
- Solar panels with battery storage for improved energy efficiency
- Multiple reception spaces including sitting room, dining room, and conservatory
- Kitchen/breakfast room with integrated Neff appliances and garden views
- Ideal for multigenerational living, offering flexible annexe accommodation with own access







## Appletree Wick, Orchard Place, Mill Lane, HP27 9JE

Approximate Gross Internal Area  
 Ground Floor = 181.2 sq m / 1950 sq ft (Including Double Garage )  
 First Floor = 82 sq m / 883 sq ft  
 Total = 263.2 sq m / 2833 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.



# Tim Russ and Company

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