



The Rosery Ilmer, Princes Risborough - HP27 9QZ

Guide Price £1,250,000

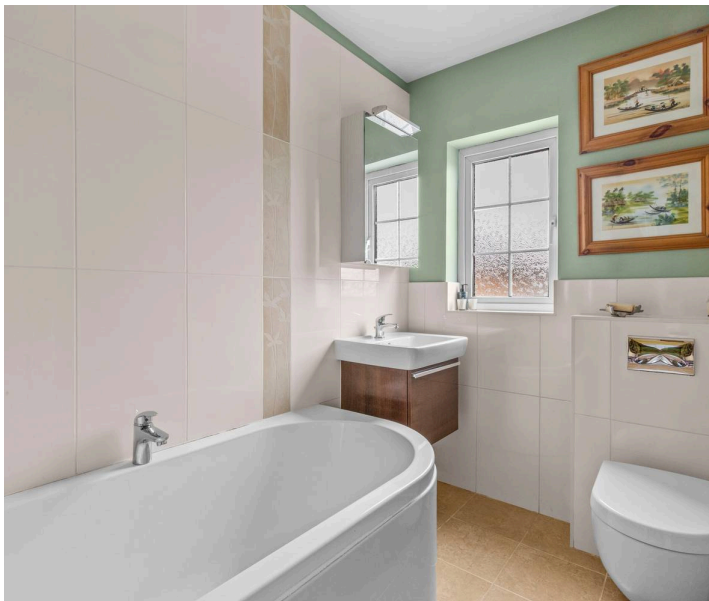
 **TIM RUSS**
& Company



The Rosery Ilmer

Princes Risborough, Princes Risborough

- Charming four-bedroom home, originally dating from the 1930s and thoughtfully extended in the 1990s and early 2000s
- Desirable ground floor suite with direct garden access, ideal for guests or multi-generational living
- Sitting room and snug, both featuring multi-fuel burning stoves, plus a large conservatory overlooking the gardens
- Spacious kitchen/breakfast room, complemented by a study area and cloakroom
- Principal bedroom with walk-out balcony, en suite shower room, and a range of fitted wardrobes
- Approx. one acre of grounds including formal gardens, expansive lawn, sandstone patio, natural pond, and paddock
- Versatile garden room with insulation and shower room, along with a heated swimming pool and multiple outbuildings
- Peaceful village setting at the foot of the Chilterns, with countryside views and easy access to Princes Risborough and Thame



The Rosery Ilmer

Princes Risborough, Princes Risborough

Set in the charming rural village of Ilmer, this exceptional home combines character, indoor and outdoor space, with modern efficiency in a truly idyllic setting.

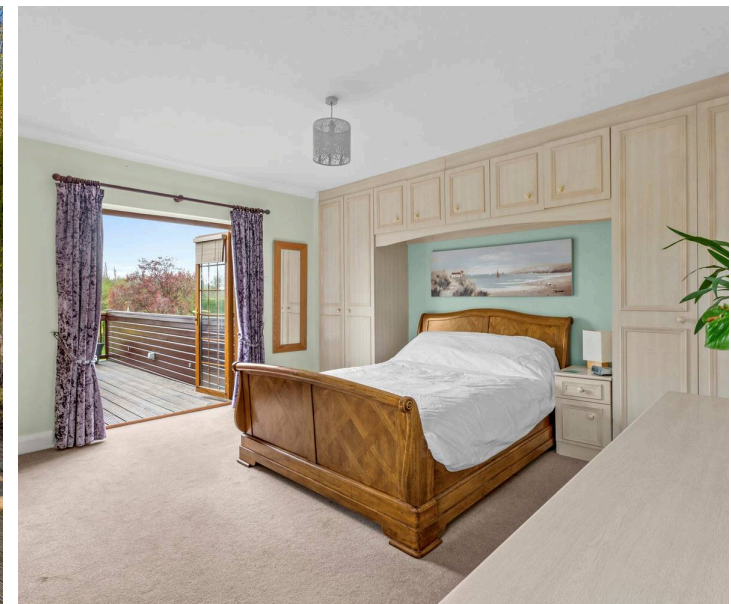
LOCATION

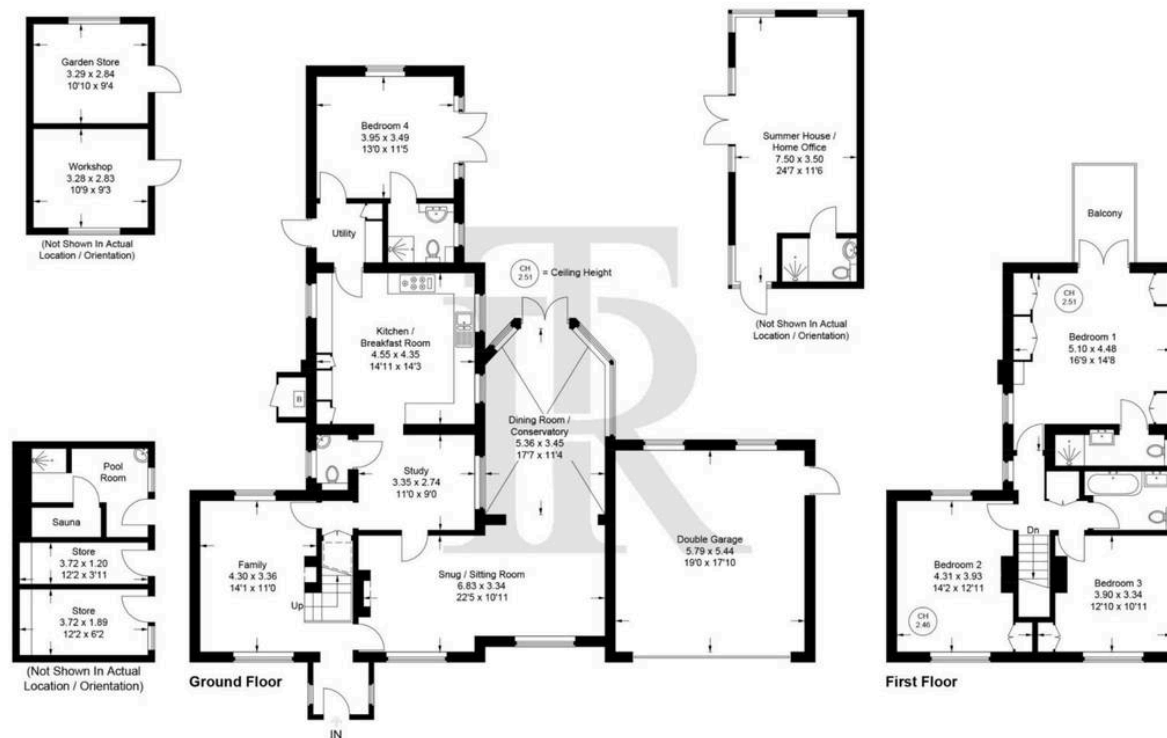
Set at the foot of the Chilterns, Ilmer is a charming and highly regarded rural village known for its strong sense of community and picturesque surroundings. Residents enjoy a calendar of local community events, adding to the village's welcoming and sociable atmosphere. The area is surrounded by a network of scenic rural footpaths, offering excellent opportunities for walking, riding, and enjoying the surrounding countryside. Despite its peaceful and tucked-away feel, Ilmer is conveniently located for access to nearby towns, with Princes Risborough and Thame both within easy reach, providing a wider range of shopping, dining, and transport links.

THE PROPERTY

Originally dating back to the 1930s, the property has been thoughtfully extended in the 1990s and around the turn of the century, creating a substantial and highly versatile four-bedroom home. The well-balanced accommodation includes a welcoming sitting room and cosy snug, with another family room, both featuring multi-fuel burning stoves, alongside a large conservatory that enjoys views over the gardens. The kitchen/breakfast room forms the heart of the home, complemented by a study area and a cloakroom. A

particularly desirable ground floor suite benefits from direct access to the garden, ideal for guests, multi-generational living, or a private retreat. To the first floor are three bedrooms, including a generous principal





The Rosery, HP27 9QZ

Approximate Gross Internal Area
 Ground Floor = 121.8 sq m / 1311 sq ft (Excluding Double Garage & Outbuildings)
 First Floor = 64.4 sq m / 693 sq ft
 Outbuildings = 100.6 sq m / 1083 sq ft (Including Double Garage & Outbuildings)
 Total = 286.8 sq m / 3087 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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