



Edenhall Lower Road, Loosley Row - HP27 0NU
£900,000





Edenhall Lower Road

Loosley Row, Princes Risborough

- Detached four bedroom timber framed house
- Far-reaching views across open countryside
- Dual-aspect sitting/dining room
- Kitchen/breakfast room, boiler/utility room
- Family bathroom and Jack and Jill shower room
- Off street parking for four cars, double garage
- Generous, west facing rear garden
- Solar PV (Photovoltaic) panels

The property sits in a fabulous rural setting in this pretty Chilterns village, an Area of Outstanding Natural Beauty just 2.5 miles from the market town of Princes Risborough. There are bus services between High Wycombe and Aylesbury via Princes Risborough which has a good range of shops including an M&S Food and Tesco. In Lacey Green there is a public house, village hall and a C of E primary school. The Chiltern train line can be accessed from Princes Risborough, about three miles away with regular services to London Marylebone (from 39 minutes).



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An extended, four-bedroom detached home set on approximately 0.28 acres, enjoying panoramic views over open countryside. Built in the 1960s to a distinctive Canadian-inspired design, the property offers over 2,040 sq. ft. of well-arranged accommodation across three levels and benefits from **solar PV (photovoltaic) panels**, helping to improve the home's energy efficiency.

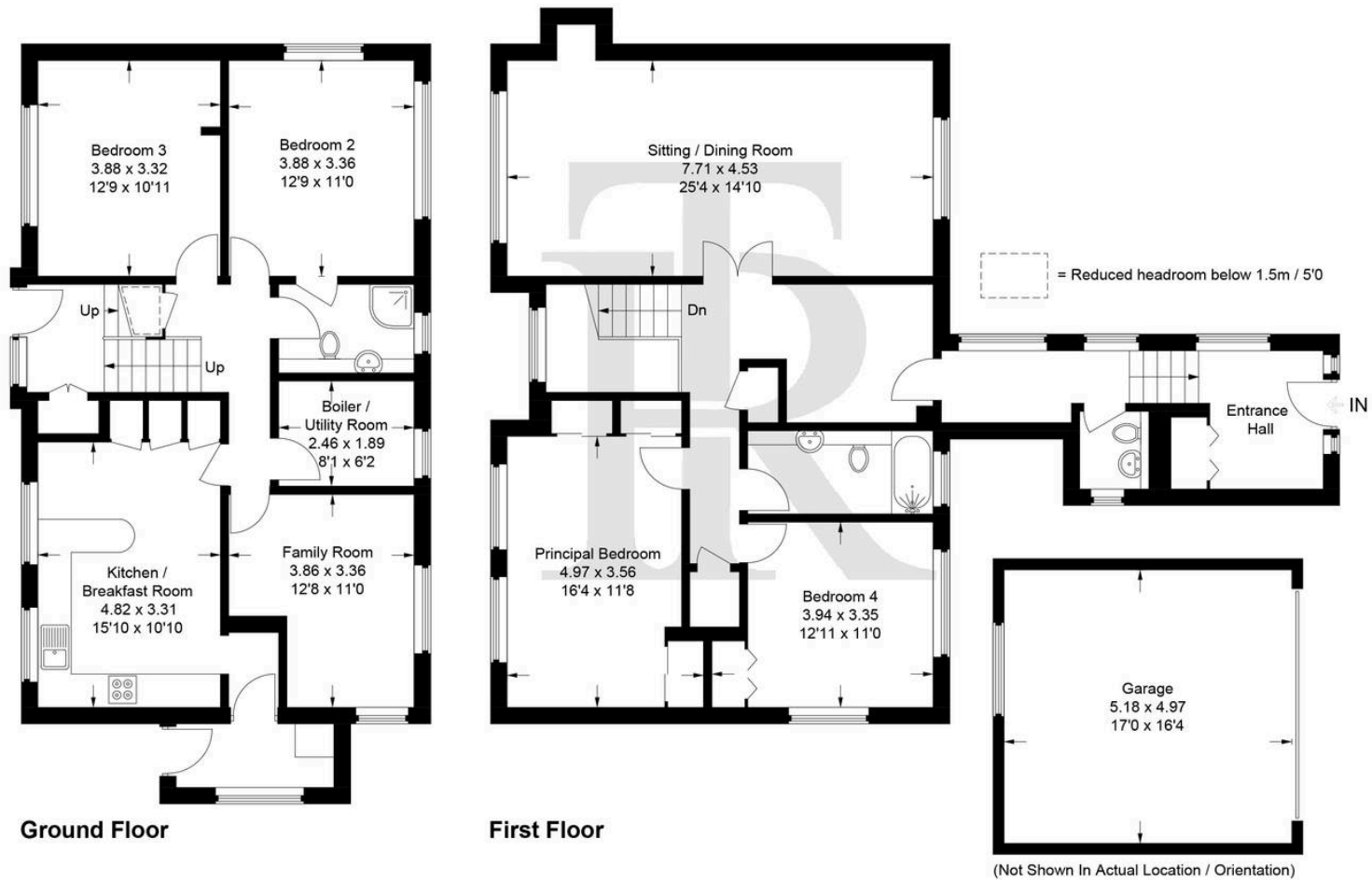
The front door opens into a generous hallway with fitted cupboards and a cloakroom. Steps lead down to an inner hall with double doors opening into a bright dual-aspect sitting and dining room with far-reaching views towards Bledlow Ridge and South Oxfordshire. This level also includes two comfortable double bedrooms with built-in wardrobes, along with a family bathroom fitted with a bath and overhead shower, WC, and washbasin set in vanity storage.

A full-turn staircase leads to the lower ground floor, where there is a versatile family room, a kitchen/breakfast room, a utility/boiler room, and two further double bedrooms. One of these bedrooms connects to a Jack and Jill shower room. A side porch provides useful storage and convenient access to the garden.

The kitchen/breakfast room features a range of grey painted wall and base units with laminate worktops, a ceramic sink, an integrated Indesit double oven, and space for a dishwasher, fridge/freezer, and microwave. The utility room opposite includes a water softener and space for a washing machine and tumble dryer.

Outside, the attractive garden wraps around the house and is enclosed by neatly clipped hedges. The property is approached via an off-street parking area with space for four cars, in addition to a detached double garage





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Approximate Gross Internal Area = 190.1 sq m / 2047 sq ft
 Garage = 25.7 sq m / 277 sq ft
 Total = 215.8 sq m / 2324 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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