



17 St. Dunstans Close, Monks Risborough - HP27 9BN

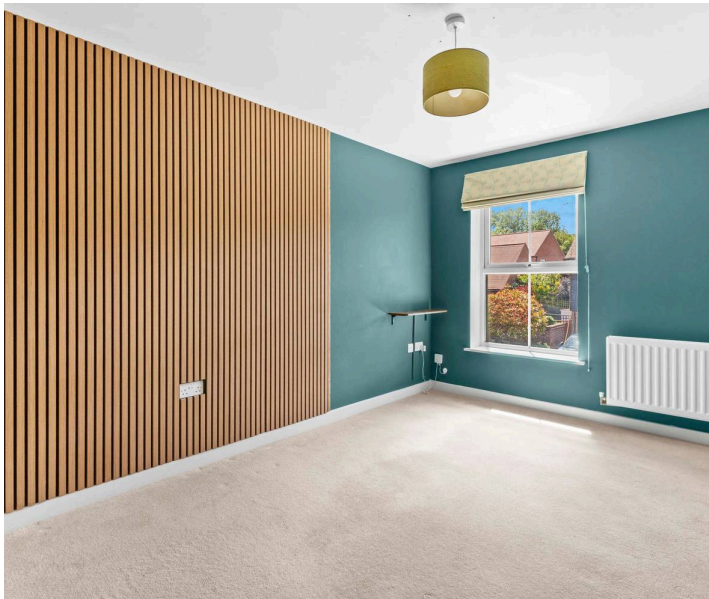
Offers in Region of £485,000

 **TIM RUSS**
& Company



- Detached coach house
- Two double bedrooms
- En-suite shower room, bathroom
- Study, utility, cloakroom
- Vaulted ceilings, generous loft area
- Private balcony and garden
- Driveway parking
- Professionally managed development

Monks Risborough is a sought-after village nestled at the foot of the Chiltern Hills, just a mile from Princes Risborough. Enjoying a vibrant community atmosphere, the village church hosts a variety of craft, lunch and walking clubs, while the scout hut provides a hub for fitness classes and family-focused groups. Residents benefit from playing fields, convenient local shops, a railway station offering direct services to London Marylebone, and a primary school rated Good by Ofsted. The property also falls within catchment for the highly regarded grammar schools in Aylesbury.



A unique detached coach house apartment set within a quiet, well-maintained cul-de-sac in the highly sought-after village of Monks Risborough. Ideally located within walking distance of Monks Risborough railway station, with direct services to London Marylebone, the property is also close to the local primary school and park.

The garage was converted to create a versatile downstairs study/additional room with direct access to the fully enclosed rear courtyard garden. A useful storage area remains at the front of the original garage, while the utility room, cloakroom and entrance hall were incorporated within the original design.

Upstairs, the impressive open-plan sitting, dining, and kitchen area features vaulted ceilings, creating a bright and spacious feel. Doors open onto a private balcony with space for outdoor seating. The kitchen is well-equipped with a range of fitted units, generous work surfaces, and integrated appliances.

The principal bedroom benefits from built-in wardrobes and an ensuite shower room, while a second double bedroom and bathroom complete the accommodation. A fully boarded loft with ladder and lighting provides excellent additional storage.

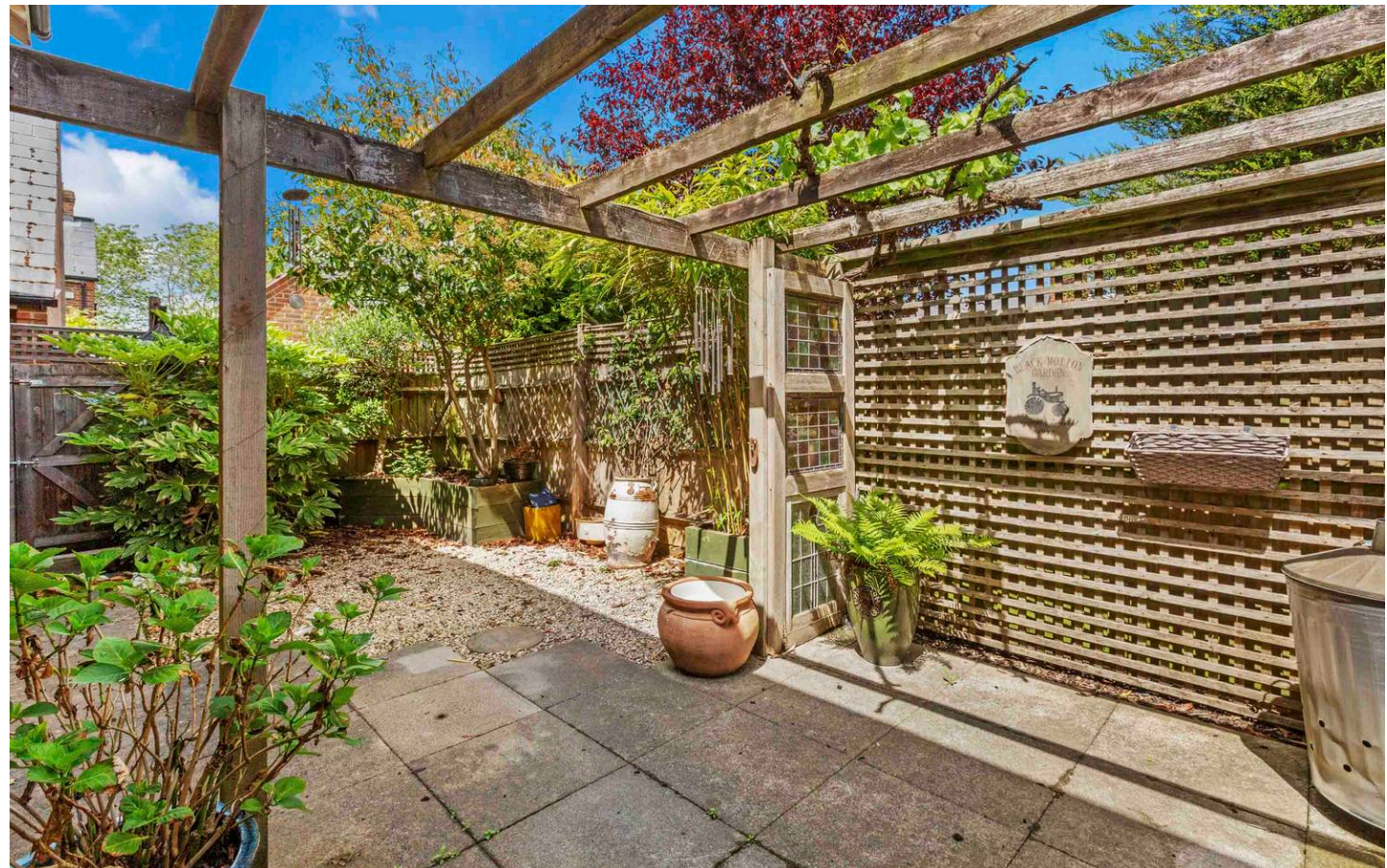
A distinctive feature of the property is that it sits above four single garages and includes ownership of one garage, with the remaining garages belonging to neighbouring properties and subject to limited usage restrictions.

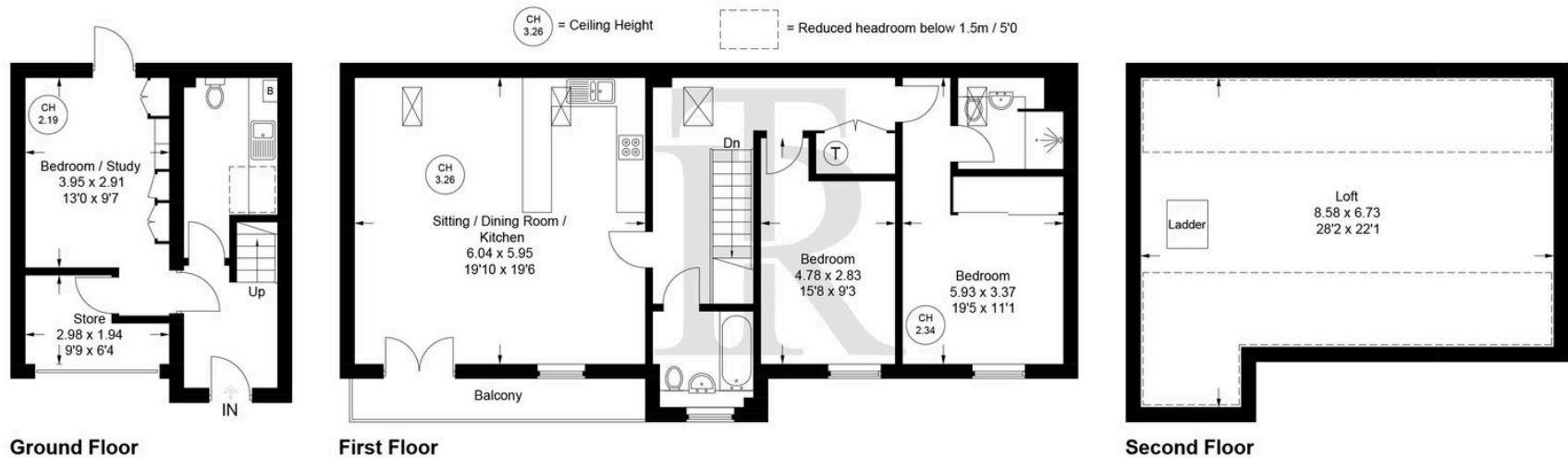
The attractive development is beautifully maintained, with communal green spaces managed by a residents' management company. An annual maintenance charge of approximately £195 contributes towards the upkeep of the development.

Offered with no onward chain, this is a rare opportunity to acquire a distinctive and versatile home in a desirable village setting.

Tenure: Freehold

EPC Energy Efficiency Rating: C





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Approximate Gross Internal Area
 Ground Floor = 32.5 sq m / 350 sq ft
 First Floor = 89.7 sq m / 965 sq ft
 Second Floor = 50.8 sq m / 547 sq ft
 Total = 173.0 sq m / 1862 sq ft

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

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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By law we must verify every seller and buyer for anti-money laundering purposes.

Checks are carried out by our partners at Lifetime Legal for a non-refundable £65 (incl. VAT) fee, paid directly to them.

For more information please visit our website.



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