



42 Saunderton Vale, Saunderton - HP14 4LJ

Guide Price £550,000

TIM RUSS
& Company



- Refurbished and extended from 2023
- Four bedrooms, three bath/shower rooms
- Open plan kitchen/dining/sitting room
- Easy Access to Main Line Station
- South-westerly facing garden backing onto open fields
- No chain

Saunderton is a charming Chilterns village set in a peaceful wooded valley within an Area of Outstanding Natural Beauty. Surrounded by rolling countryside and scenic walking routes, it offers a quiet rural lifestyle with a distinctly exclusive feel. Despite its tranquil setting, Saunderton benefits from a railway station with direct services to London Marylebone via High Wycombe, making it ideal for commuters. Nearby villages and High Wycombe provide a range of local amenities, while the area appeals particularly to those seeking countryside living with excellent connectivity.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C



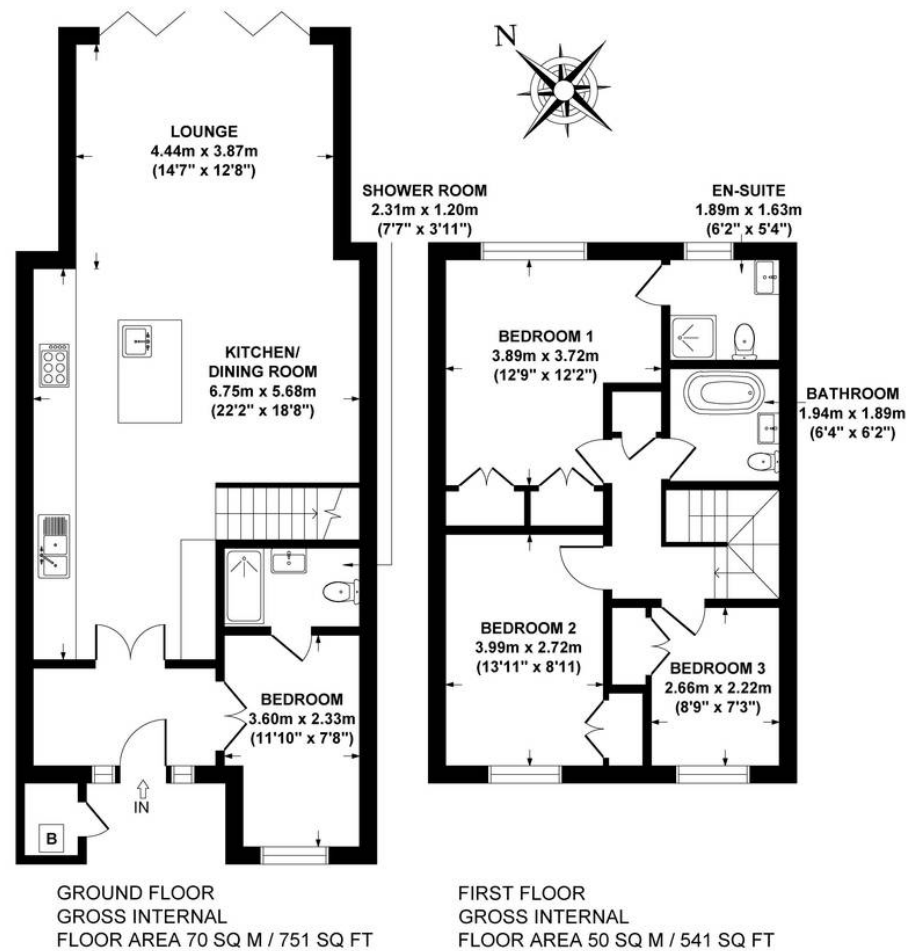
This beautifully refurbished mid-terrace home has been significantly enhanced since 2023, creating a stylish and versatile family home with spacious accommodation arranged over two floors. Offered to the market with **no onward chain**, the property is ready for its next owners to move straight into.

The ground floor comprises a welcoming entrance porch and hallway, leading to a stunning open-plan kitchen, dining and sitting room. The rear extension features a vaulted ceiling with recessed LED lighting, creating a bright and airy living space, while the contemporary kitchen includes quality integrated appliances, including a dishwasher and wine fridge. Origin bi-fold doors open onto the rear garden, and herringbone oak flooring runs throughout the ground floor, adding warmth and character. The converted garage provides a flexible fourth bedroom with a contemporary en-suite shower room, ideal for guests, multi-generational living or a home office.

Upstairs are three well-proportioned bedrooms, including the principal bedroom with an en-suite shower room, together with a modern family bathroom.

Outside, the property benefits from driveway parking with an EV charging point. The south-westerly facing rear garden enjoys an excellent degree of sunshine and backs directly onto open fields, offering far-reaching countryside views. Designed for both relaxation and entertaining, it features a generous decked terrace, a lawn and a raised seating area, ideal for al fresco dining while enjoying the uninterrupted rural outlook.





SAUNDERTON VALE, SAUNDERTON, HP14 4LJ
APPROX. GROSS INTERNAL FLOOR AREA 120 SQ M / 1292 SQ FT

FLOOR PLAN IDENTIFICATION PURPOSES ONLY -NOT TO SCALE

Tim Russ and Company

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