



Connells

Theta Grubbins Lane
Speen Princes Risborough

Theta Grubbins Lane Speen Princes Risborough HP27 0SE

for sale
£800,000



Property Description

Offered to the market with no onward chain and sold as seen, Theta is a substantial and versatile family home set within generous grounds, offering extensive accommodation together with the added benefit of a separate annexe.

Whilst the property would benefit from some updating, it provides an excellent opportunity for the new owner to modernise and personalise the accommodation to their own taste.

The property is approached via a driveway providing parking for several vehicles and opens into a large and welcoming entrance hall. The triple-aspect sitting room enjoys plenty of natural light and leads through to a useful utility room with a door providing access to the garden. At the heart of the home is the spacious dual-aspect kitchen/dining/family room, an excellent space for both everyday family life and entertaining, with doors opening directly onto the rear garden. Completing the ground floor are two bedrooms, a study and a shower room.

On the first floor, the primary bedroom benefits from an en-suite bathroom, with two further bedrooms served by a family bathroom. In addition to the main house, there is a separate annexe comprising a sitting room, bedroom and bathroom, providing excellent flexibility for extended family, guests or independent living.

Outside, the property sits within substantial grounds enclosed by mature hedging and established trees, creating a private and secluded setting, with the gardens leading into an attractive woodland area.

Location

Semi-rural setting on Grubbins Lane, close to the highly regarded market town of Princes Risborough. The area combines an attractive countryside environment with convenient access to everyday amenities, including a good selection of shops, supermarkets, cafés, restaurants and leisure facilities. Princes Risborough also provides schooling for a range of ages and a mainline railway station, making the location well suited to commuters. The surrounding Chiltern countryside offers an abundance of scenic walks, bridleways and outdoor pursuits, while nearby towns including High Wycombe and Aylesbury provide a wider range of shopping, leisure and recreational facilities. The location is ideal for those seeking a more rural lifestyle whilst remaining within easy reach of local amenities and transport connections.

Non-Standard Construction

The property is of non-standard construction [Surveyors have advised - Post 1965 timber frame construction but with no masonry leaf], please speak with your mortgage advisor and your conveyancer.

Agents Note:

We have been unable to verify material information that relates to this property. We ask that buyers make their own enquiries and satisfy themselves in regard to any specific requirements before proceeding

Agents Note:

AML Fee - Purchasers

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.





Ground Floor



First Floor



Annex

Total floor area 236.9 m² (2,550 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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To view this property please contact Connells on

T 01494 534 822
E highwycombe@connells.co.uk

1-3 Queen Victoria Road
 HIGH WYCOMBE HP11 1BA

EPC Rating: C Council Tax
 Band: E

view this property online connells.co.uk/Property/WYC313877

Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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