



The Forge

Nestled within a quiet courtyard of only six homes within the town centre, this 17th-century barn conversion is a charming home, boasting a vaulted ceiling living room with a log-burning stove, set on a 0.32-acre plot and only a short stroll to the high street and train station. The property is being offered to the market with no onward chain.

Ground Floor

Entrance hallway

Living Room

Conservatory/Dining Room

Kitchen Breakfast Room

Study/Office

Utility Room

Bedroom four

Shower Room

First Floor

Principal Bedroom

En suite Shower Room

Two Further Bedrooms

Family Bathroom

Outside

Driveway Parking

Garage

Rear garden







Nestled in the heart of the town centre, this exquisite 17th-century barn conversion exudes a seamless blend of historic charm and modern conveniences, whilst boasting over 2400 sq ft of accommodation.

There is a welcoming and spacious entrance hallway which leads to a characterful living room with exposed beams, showcasing a vaulted ceiling and a charming log-burning stove. The well-appointed kitchen breakfast room offers ample worktop and cupboard space, and opens into a stunning glass orangery, enjoying views down the rear garden. There is also the fourth bedroom or playroom, having access to its own shower room. The ground floor also features a handy utility room and a home study/office provides a peaceful work setting.

Upstairs, the property boasts three double bedrooms, including a principal suite with a modern fitted en-suite, and a modern fitted family bathroom. Outside, the expansive 0.32-acre garden offers a private outlook with a natural pond, ideal for outdoor relaxation and entertaining. To the front, there is ample driveway parking and a vaulted ceiling garage for further storage.

The Forge provides easy access to the thriving market town of Princes Risborough with its comprehensive range of shopping facilities, pubs, restaurants, library and Risborough Springs leisure centre along with access to nearby primary, secondary and private schooling. Princes Risborough train station provides access to London Marylebone, Oxford & Aylesbury. Also, the Chiltern Hills' open countryside is within easy access.

Freehold Notes

Council Tax band G. EPC band D.

Agents Note

We may refer you to recommended providers of ancillary services such as Conveyancing, Financial Services, Insurance and Surveying. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending their services. You are not under any obligation to use the services of the recommended provider. The ancillary service provider may be an associated company of AIG (KH) Ltd T/A JNP.

AML Disclaimer

Please note it is a legal requirement that we require verified ID from purchasers before instructing a sale. Please also note we shall require proof of funds before we instruct the sale, together with your instructed solicitors.



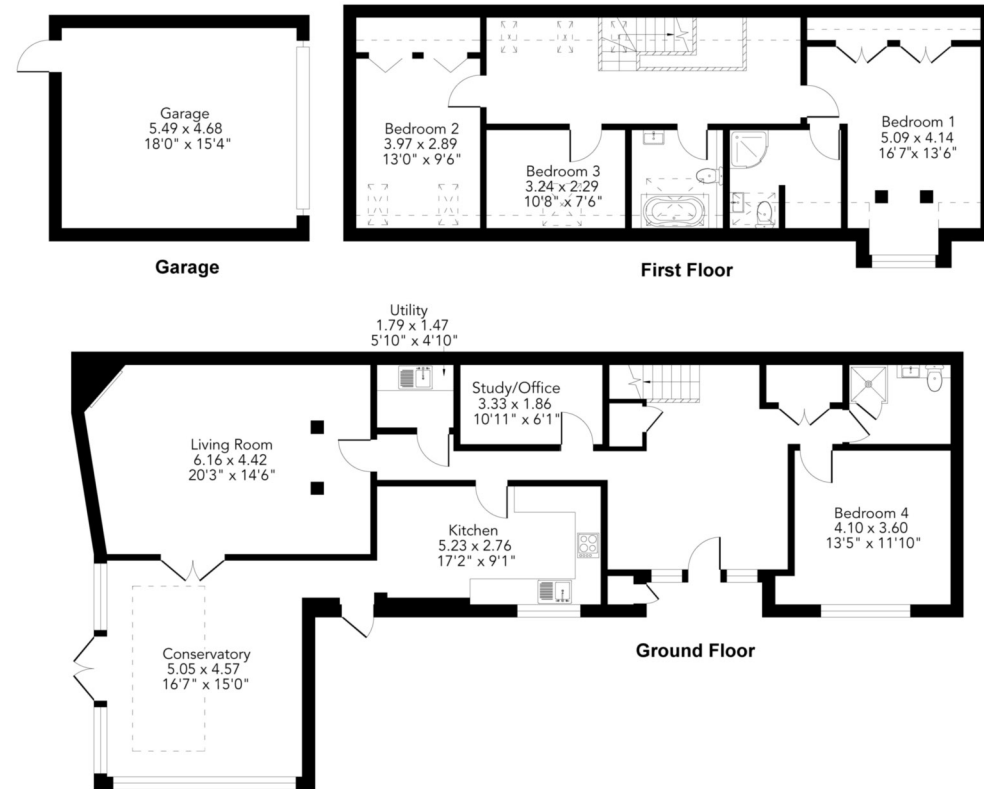


APPROXIMATE FLOOR AREA

House - 198.54 sq m - 2137 sq ft
Garage - 25.69 sq m - 277 sq ft
Total - 224.23 sq m - 2414 sq ft
(Gross Internal Area)

NOT TO SCALE

This plan is for illustration purposes only



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

PROPERTYSHOOT



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