



**ROSEBAY HOUSE, MILL LANE, TAPLOW, BUCKINGHAMSHIRE, SL6 0AG**

# ROSEBAY HOUSE, MILL LANE TAPLOW, BUCKS SL6 0AG

**GUIDE PRICE: £1,175,000  
FREEHOLD**

An opportunity to acquire this stunning FOUR BEDROOM, THREE BATHROOM, family house of just over 2,500 sq/ft which has been finished to a high level of finish and specification by Berkeley Homes in 2017 on this AWARD-WINNING development with its beautiful 19 ACRE COUNTRY PARK with picnic area and riverside walks. The property features a large OPEN PLAN "hub of the house" Kitchen/Dining/Family Room with access leading out onto the landscaped SOUTH FACING REAR GARDEN, a generous STUDY/HOME OFFICE which is ideal for anyone working from home, a spacious master bedroom with a balcony overlooking the south facing rear garden and a delightful first floor drawing room with a balcony providing views toward the Jubilee River. An internal inspection is most strongly recommended for this property to be truly appreciated. NO CHAIN

\*STUDY/HOME OFFICE \*CLOAKROOM  
\*LARGE OPEN PLAN KITCHEN/  
DINING/FAMILY ROOM \*FIRST FLOOR  
LIVING ROOM \*MAIN BEDROOM WITH  
DRESSING AREA & ENSUITE BATH/SHOWER  
\*GUEST SUITE WITH EN-SUITE SHOWER  
\*TWO FURTHER BEDROOMS \*FAMILY  
BATHROOM \*SOUTH FACING REAR  
GARDEN \*DRIVEWAY & GARAGE TO THE  
REAR \*EPC RATING B \*COUNCIL TAX BAND G





For clarity, we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets, furnishings and appliances. Whilst these particulars are believed to be correct, they do not form part of any contract.

Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

Any inaccuracy or omission of these should satisfy themselves by inspection. 'Sellers, landlords and surveyors to be so to the correctness of this statement.

This plan should be used as a general outline for guidance only and does not constitute in any way or part of a contract.

For Illustration Purposes Only - Not To Scale

1180 Sq Ft - 16.71 Sq M) Garage (Ground Floor (793 Sq Ft - 73.67 Sq M)

Second Floor - 733 Sq Ft - 733 Sq M

Bedroom 4 12'11" x 11'3" 3.68 x 3.43m

Bedroom 3 12'1" x 11'1" 3.68 x 3.38m

Bedroom 2 13'3" x 11'6" 4.04 x 3.48m

Bathroom 3' 6" x 3' 3" 0.98 x 0.98m

Sunroom 12' 0" x 10' 0" 3.68 x 3.05m

The floor plan illustrates the layout of a house with the following dimensions:

- Sitting Room:** 6.98 x 3.81m (22' 11" x 12' 6")
- Principial Bedroom:** 5.28 x 3.71m (17' 4" x 12' 2")
- Bedroom:** 3.81 x 3.71m (12' 6" x 12' 2")
- Dressing Room:** 2.13 x 1.83m (7' 0" x 6' 0")
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The plan also features a central entrance hall, a staircase, and a bathroom with a bathtub, sink, and toilet.

The floor plan illustrates the layout of a house with the following dimensions:

- Family Room:** 6.98 x 4.78m
- Dining Room:** 2.21 x 1.1 x 1.58m
- Kitchen:** 4.37 x 2.67m
- Living Room:** 14.44 x 8.97m
- Study:** 3.56 x 3.00m
- Bathroom:** 1.18 x 0.910m

Other features include a central entrance, a staircase, and a small utility area with a sink and a window.

5.99 x 2.79m  
19.8" x 92"  
Gragge

Approx. Gross Internal Area Of Garage 180 Sq Ft - 16.71 Sq M  
(including Garage)

Approx. Total Internal Area 2559 Sq Ft - 237.74 Sq M

Mill Lane, SL6