



7 St. Peters Close, Speen
£875,000

 **TIM RUSS**
& Company



Perfectly positioned in a quiet cul-de-sac in the highly sought-after Chiltern Village, this immaculate detached home offers an exceptional opportunity to enjoy the charm and community of village living, with convenience and comfort at its core.

The property features a well-balanced and generous layout, including a spacious living room with French doors opening onto beautifully landscaped, south-facing gardens – an ideal setting for both relaxation and entertaining. A separate dining room, modern kitchen, utility room, and cloakroom enhance the functionality of the ground floor, while four well-appointed bedrooms, a family bathroom, and en-suite provide ample space upstairs. A double garage and private driveway complete the offering.

The home has been lovingly maintained and also presents exciting potential to extend, subject to the necessary planning permissions – perfect for those looking to create a long-term forever home tailored to their needs.

Outside, the peaceful garden serves as a private oasis, perfect for al fresco dining. With no onward chain, this property is a rare find – combining location, space, and future potential in one appealing package.



7 St. Peters Close

Speen, Princes Risborough

Speen is an attractive Chilterns village set within an Area of Outstanding Natural Beauty, offering a peaceful rural setting with a strong community feel. The village benefits from Speen C of E Infant School with an on-site pre-school, as well as a popular village store and post office providing everyday essentials. With a welcoming village hall, traditional architecture and easy access to nearby countryside walks, Speen offers an ideal blend of village charm and practical convenience.

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Chiltern Village Cul-de-Sac
- Four Bedrooms
- Excellent Decorative Order
- Cloakroom, Family Bathroom and En-suite
- Large Living Room with French Doors to Garden
- Modern Kitchen and Utility Room
- Double Garage and Driveway
- Landscaped Gardens
- No Onward Chain







Tim Russ and Company

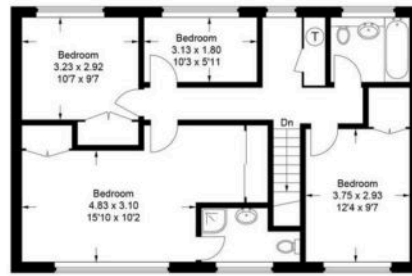
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Ground Floor



First Floor

Approximate Gross Internal Area (Including Garage)
 Ground Floor = 116.9 sq m / 1259 sq ft
 First Floor = 73.4 sq m / 790 sq ft
 Total = 190.3 sq m / 2049 sq ft

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.
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