



Speen Road, North Dean

Guide Price £700,000

 **TIM RUSS**
& Company



Nestled in a picturesque village setting in an AONB and brimming with country charm, this beautifully extended three bedroom semi-detached home offers the perfect balance of rural living with the convenience of being just a few miles from Princes Risborough and High Wycombe.

Crafted for easy country living, this three-bedroom home welcomes you with a sense of warmth and space, flowing effortlessly through to the expansive, beautifully kept garden beyond.

The dual-aspect sitting room features a cast iron wood burner, ideal for cosy evenings. At the heart of the home, a hugely impressive open-plan kitchen/breakfast/dining/family room, complemented by a utility room and the cloakroom completes the ground floor.

Upstairs, the generously sized master bedroom with its vaulted ceiling, large picture window to enjoy the garden and en-suite creates a private retreat. There are two further bedrooms and family bathroom.

The garden is a standout feature, offering genuine countryside living with woodland directly beyond the boundary. An elevated summer house and decked terrace create the perfect setting for al fresco dining or simply soaking in the surroundings. To the front, a practical garden provides ample driveway parking.

A rare opportunity to enjoy the best of rural Buckinghamshire living, with excellent access to commuter links and nearby market towns.



North Dean is a peaceful hamlet set within the Chiltern Hills Area of Outstanding Natural Beauty, surrounded by rolling countryside and a wide network of rural footpaths. Despite its tranquil setting, it is conveniently close to Princes Risborough and Great Missenden, both offering rail links, shops and everyday amenities. The village enjoys a strong rural character, a traditional village hall and easy access to neighbouring communities. North Dean offers an ideal blend of seclusion, natural beauty and practical connectivity.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E

- Picturesque Village Location
- Impressive Kitchen/Family Room
- Living Room
- Utility Room
- Cloakroom
- Three Bedrooms
- Family Bathroom & En Suite
- Garden Cabin
- Beautiful Garden
- Generous Driveway Parking







Tim Russ and Company

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Approximate Gross Internal Area
 Ground Floor = 61.9 sq m / 666 sq ft
 First Floor = 61.1 sq m / 658 sq ft
 Cabin / Shed = 14.6 sq m / 157 sq ft
 Total = 137.6 sq m / 1,481 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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