



Chapel Hill  
Speen

**TIM RUSS**  
& COMPANY



Chapel Hill  
Speen  
Buckinghamshire  
HP27 0EP

An impressive family home of character in a popular village location

**£895,000**



## The Property

An impressive character family home in a highly sought after village location. This beautiful property dates in part to circa 1600s with recent sympathetic additions to create free flowing family accommodation. Having been the subject of considerable improvement throughout by the current owners the accommodation comprises entrance porch, snug with feature fireplace, study/bedroom five, outstanding kitchen with part vaulted ceiling, open through to the dining room which has French doors to the garden and bi folding doors to a further reception room. This fabulous space benefits from a double height ceiling with full length windows, French doors to the garden and into the snug. There is a useful utility room and cloakroom. To the first floor can be found an open landing and four further bedrooms. The principle bedroom features an attractive en suite and there is an additional luxury shower room.

## Outside

The front garden is well stocked with an array of flowers and shrubs with driveway parking for several vehicles. The rear garden is laid mainly to lawn with a large patio area and summer house at the rear of the garden.



## Location

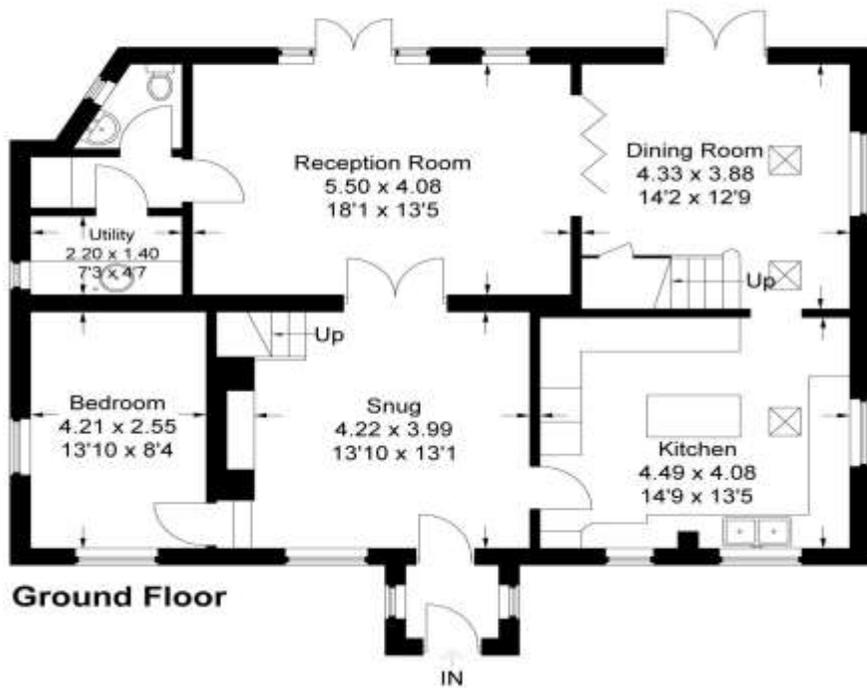
Speen is a highly desirable and picturesque village set high in the Chilterns - local amenities include a local store/sub-post office, village hall, First school, village green and tennis court. There are renowned schools in the neighboring villages of Hughenden Valley, Lacey Green and Naphill - further education facilities can be found in High Wycombe and Princes Risborough.

The larger towns of High Wycombe & Great Missenden are all within travelling distance and all provide rail links to London, Marylebone and Birmingham. There are a number of leisure and recreational facilities within the area. The national motorway network is accessed via the M40 intersection at Handy Cross junction 4 linking the M4, M25 and M1 motorway network.

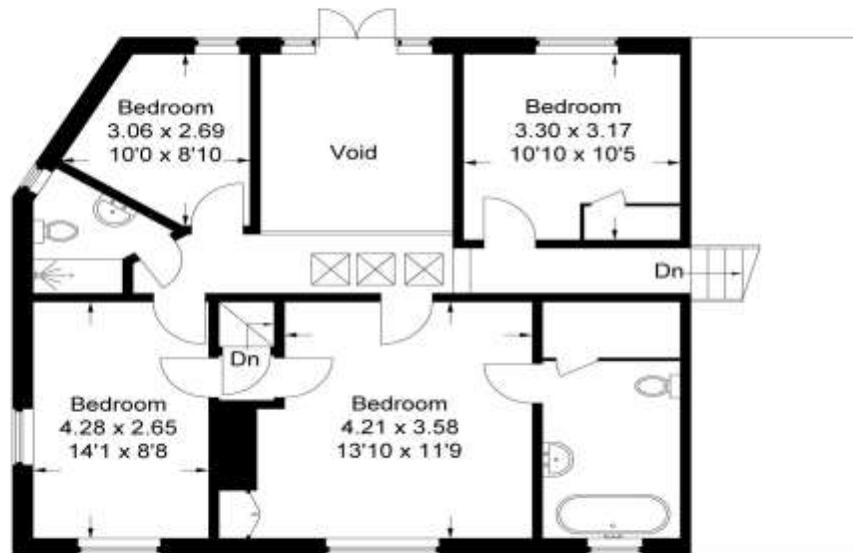
**Viewings** Strictly by appointment only.

**Mortgage** Contact your local Tim Russ & Company office who can introduce you to their professional financial advisor.

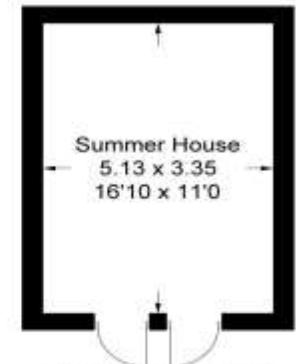




**Ground Floor**



**First Floor**



**Summer House**  
5.13 x 3.35  
16'10 x 11'0  
(Not Shown In Actual Location / Orientation)

Approximate Gross Internal Area  
 Ground Floor = 103.3 sq m / 1,112 sq ft  
 First Floor = 69.0 sq m / 742 sq ft  
 Summer House = 17.5 sq m / 188 sq ft  
 Total = 189.8 sq m / 2,042 sq ft  
 (Excluding Void)

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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