

Connells

Theta Grubbins Lane
Speen Princes Risborough

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Speen Princes Risborough HP27 0SE

for sale
£750,000







Property Description

Public Notice: Address: Theta, Grubbins Lane, Speen, Princes Risborough, HP27 0SE. We are acting in the sale of the above property and have received an offer of £740,100. Any interested parties must submit their offer in writing to the selling agent within 14 days of the date of this notice. If no further acceptable offers are received during this period, the property will be marked as Sold Subject to Contract (SSTC) and no further offers will be accepted while under this status. Date of Notice: 04/11/26.

Property Description

Offered to the market with no onward chain and sold as seen, Theta is a substantial and versatile property set within generous grounds, with the added benefit of a separate annexe.

Whilst the property would benefit from some updating, it presents an excellent opportunity for the new owner to modernise and personalise the accommodation to their own taste.

The property is approached via a driveway providing parking for several vehicles and opens into a large and welcoming entrance hall. The triple-aspect sitting room enjoys an abundance of natural light and leads through to a useful utility room with access to the garden. At the heart of the home is the spacious dual-aspect kitchen/dining/family room, offering an excellent space for everyday family life and entertaining, with doors opening directly onto the rear garden. The accommodation also includes three bedrooms, a study and a shower room.

In addition to the main house, there is a separate annexe comprising a sitting room, bedroom and bathroom, providing excellent flexibility for extended family, guests or independent living.

Outside, the property occupies substantial grounds enclosed by mature hedging and established trees, creating a private and secluded setting. The gardens extend into an attractive woodland area, further enhancing the property's unique appeal.

Location

Semi-rural setting on Grubbins Lane, close to the highly regarded market town of Princes Risborough. The area combines an attractive countryside environment with convenient access to everyday amenities, including a good selection of shops, supermarkets, cafés, restaurants and leisure facilities. Princes Risborough also provides schooling for a range of ages and a mainline railway station, making the location well suited to commuters. The surrounding Chiltern countryside offers an abundance of scenic walks, bridleways and outdoor pursuits, while nearby towns including High Wycombe and Aylesbury provide a wider range of shopping, leisure and recreational facilities. The location is ideal for those seeking a more rural lifestyle whilst remaining within easy reach of local amenities and transport connections.

Agents Note: Planning

Although the property is currently arranged over two floors and provides six-bedroom accommodation, the planning approval currently in place relates to a three-bedroom bungalow with a separate annexe. Prospective purchasers are advised to make their own enquiries regarding the planning status and existing accommodation.

Non-Standard Construction

The property is of non-standard construction [Surveyors have advised - Post 1965 timber frame construction

but with no masonry leaf], please speak with you mortgage advisor and your conveyancer.

Agents Note:

AML Fee - Purchasers
Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Agents Note:

We have been unable to verify material information that relates to this property. We ask that buyers make their own enquiries and satisfy themselves in regard to any specific requirements before proceeding



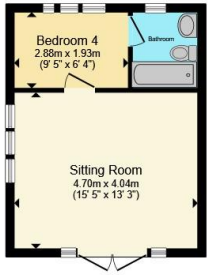




Ground Floor



First Floor



Annex





Total floor area 236.9 m² (2,550 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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To view this property please contact Connells on

T 01494 534 822
E highwycombe@connells.co.uk

1-3 Queen Victoria Road
HIGH WYCOMBE HP11 1BA

EPC Rating: C

Council Tax Band: E

view this property online connells.co.uk/Property/WYC313877

Tenure: Freehold

The Property Ombudsman

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1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.