



## Outstanding new village home

**Pyrus House, Studridge Lane, Speen, Princes Risborough HP27 0SA**

Freehold



Entrance hall • reception/dining/family room/kitchen • drawing room • study • 5 bedrooms (2 en suite) • family bath/shower room • landscaped garden

#### Local information

Pyrus House occupies a beautiful semi-rural setting in the village of Speen, a few miles south of Princes Risborough in the heart of the Chilterns. The area is renowned for riding and walking in picturesque undulating countryside and both Princes Risborough and the larger town of High Wycombe offer excellent facilities and mainline train stations into London Marylebone.

#### About this property

A unique and beautifully constructed family home, equipped to exceptional standards with open garaging and a generous landscaped garden in this most picturesque of Chilterns villages.

#### General construction

A traditionally designed property constructed in blockwork and brick, laid in Flemish bond with lime mortar beneath a handmade clay tile roof.

Concrete ground and first floors to reduce sound transmission.

Residence 7 traditional conservation flush casement windows with rear aluminium bi-fold doors.

Bereco timber front door in Farrow and Ball 'French grey'. Double oak frame carport under tiled roof.

#### Internal features

Drawing room fireplace with timber surround and stone hearth. Fitted with log burning stove.

Ornate plaster cornice to all ground floor rooms, first floor landing and principal bedroom.

Painted colour match doors, skirting and architrave, double glazed doors to kitchen/dining/family.

Bespoke fitted wardrobes to principal bedroom.

Chrome window and door furniture throughout.

V4 Engineered oak flooring to kitchen/dining/family.

V4 Herringbone oak flooring to entrance hall.

Carpets to drawing room and study with feature staircase runner and carpets to all bedrooms.

#### Kitchen

Bespoke Callerton Ascot 70 painted shaker island and units. 30mm Silestone worktops, island and utility.

Rangemaster professional induction hob and cooker.

Siemens dishwasher, larder fridge, larder freezer and microwave.

Caple wine fridge.

Provision made for washing machine and tumble drier in utility.

#### Sanitary and brassware

Traditional Burlington sanitary ware throughout.

Burlington furniture and white goods throughout.

Hudson Reed shower valves and fittings to all showers.

Electric heated towel rails to all bathrooms.

Wet room shower trays to the principal bedroom and en suite 2.

#### Electrics/Lighting

Chrome switches to ground floor, landing and principal bedroom, chrome sockets to kitchen.







Low energy downlights throughout.  
Smoke detectors to entrance hall and landing.  
Heat detectors to kitchen.  
External feature wall lighting to front and rear elevations.  
Lighting and power supplies to Carport with separate supply for car charging installation if required.  
2no external power sockets.

#### Media Installations

CAT6 wiring throughout to cabinet and patch panel in utility room.  
TV and Data points to all main rooms and bedrooms.  
Wired to enable Sky Q as standard operating system.  
Fibre optic cable installed to enable superfast broadband as required.

#### Plumbing/Heating

Air Source Heat Pump primary system with electric immersion back up.  
Underfloor heating to both ground and first floors, Wi-Fi controlled thermostats to all rooms.  
Unvented cylinder hot water system with water softener.

#### Security

Intruder alarm with detectors in principal rooms, management contract available as required.  
Security lighting to side elevations.  
Supply for installation of electrified entrance gate and audio entry.

#### External

Natural stone paths and patios.  
Landscaped gardens with lawn and feature flower beds.  
Driveway finished in Oxfordshire gravel.  
Double oak framed open garaging.

#### Warranty

The property is independently inspected during construction and will benefit from an BLP 10 year structural warranty.  
Manor Park will carry out relevant remedial shrinkage cracks 6 months after completion.  
Homebuyers pack to be provided on completion with all relevant product warranties.

#### Tenure

Freehold

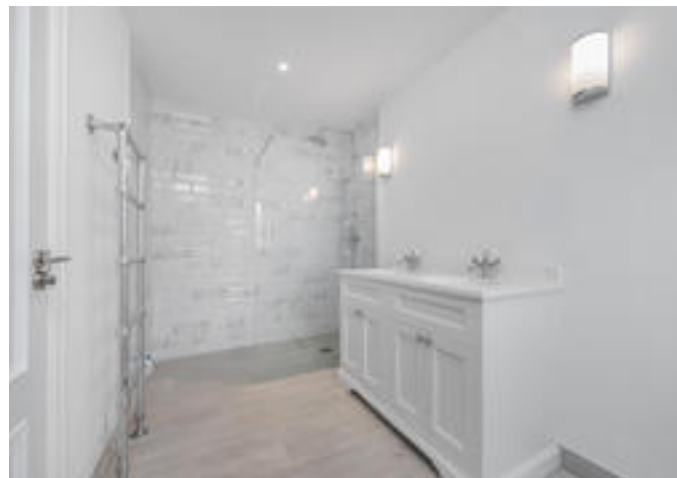
#### Local Authority

Wycombe District Council

EPC rating = C

#### Viewing

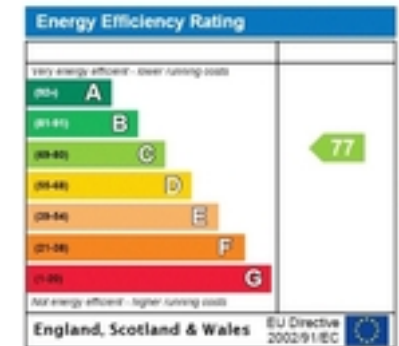
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Approximate Area = 262.4 sq m / 2824 sq ft  
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Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)  
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