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# *Yew Tree House*

LOOSLEY ROW

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Yew Tree House is a luxury executive four bedroom detached home in the quirky and picturesque hamlet of Loosley Row. Within 5 minutes' drive of the small market town of Princes Risborough which offers all major amenities and a mainline train station into London Marylebone, Yew Tree House is a perfectly appointed, spacious family home in a quiet rural setting with views over beautiful patchwork fields. Finished to a very high specification, the property boasts wi-fi controlled underfloor heating throughout the ground

floor, Callerton bespoke kitchen with central island and integrated Neff appliances, Duravit wall-mounted sanitaryware furnished with Hansgrohe fittings and comes with Cat6 wiring fully equipped for Sky Q. Built to a traditional design, the accommodation comprises: large open plan kitchen/family/dining room, ground floor study, WC and separate living room. To the first floor, four double bedrooms (two en-suite) and a family bathroom.



# SPECIFICATION

## Internal features

- Drawing room fireplace with woodburning stove.
- Ornate plaster cornice to all ground floor rooms and first floor landing
- Painted fire rated internal doors to match skirting and architrave. Glazed doors to kitchen/family room and living room.
- Fitted wardrobes to master bedroom
- Chrome door furniture by Atlantic
- Floor coverings – Timber flooring/ceramic tiles to entrance hall, kitchen/family room and wc. Ceramic tiles to bathrooms and ensuite floors and walls with chrome trim. Carpets to all other areas

## Kitchen

- Callerton bespoke painted shaker kitchen units
- Quartz/Silestone worktops
- Neff appliances including: multifunction oven, combi oven, induction hob and extraction, dishwasher, fridge, freezer.

## Bathrooms and Cloaks

- Duravit wall mounted sanitary ware and wall mounted basin vanity units with drawer storage.
- Hansgrohe shower valves, shower heads and taps.
- Heated towel rails, mirrors and other relevant accessories fitted to all bathrooms.

## Electrics & Lighting

- LED lighting to all ground floor areas.
- Wall switched 5 amp lighting to living room and master bedroom.
- Chrome sockets and switches to all areas
- External security lighting

## Media installations

- Speaker wiring installed to ground floor habitable rooms.
- Cat 6 wiring and points to all ground floor rooms, patched back to under stairs cupboard. Sky Q enabled as required.
- TV/Satellite points to all rooms, high level where required.

## Plumbing and heating

- Gas fired system boiler for all heating and hot water requirements.
- Unvented cylinder system to work with underfloor heating to ground floor and thermostatically controlled radiators to first floor.
- Underfloor heating system to have wifi controlled individual room stats.

## Security

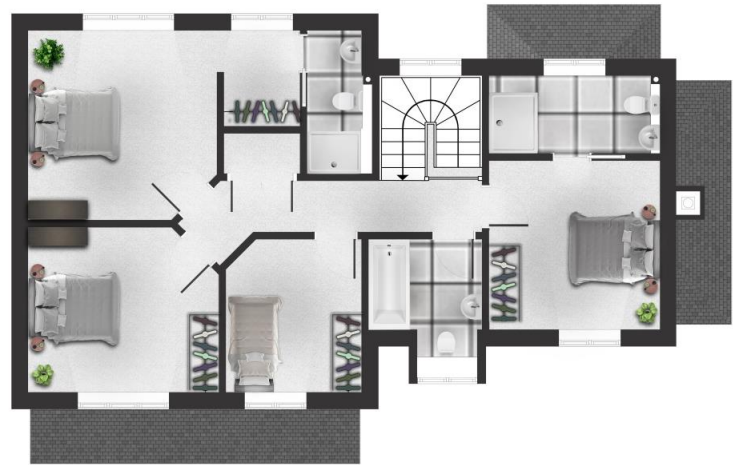
- Intruder alarm with detectors in principal rooms.
- Security lighting to front and rear elevations.
- Smart video doorbell
- Multi-locking systems to all external doors

## External

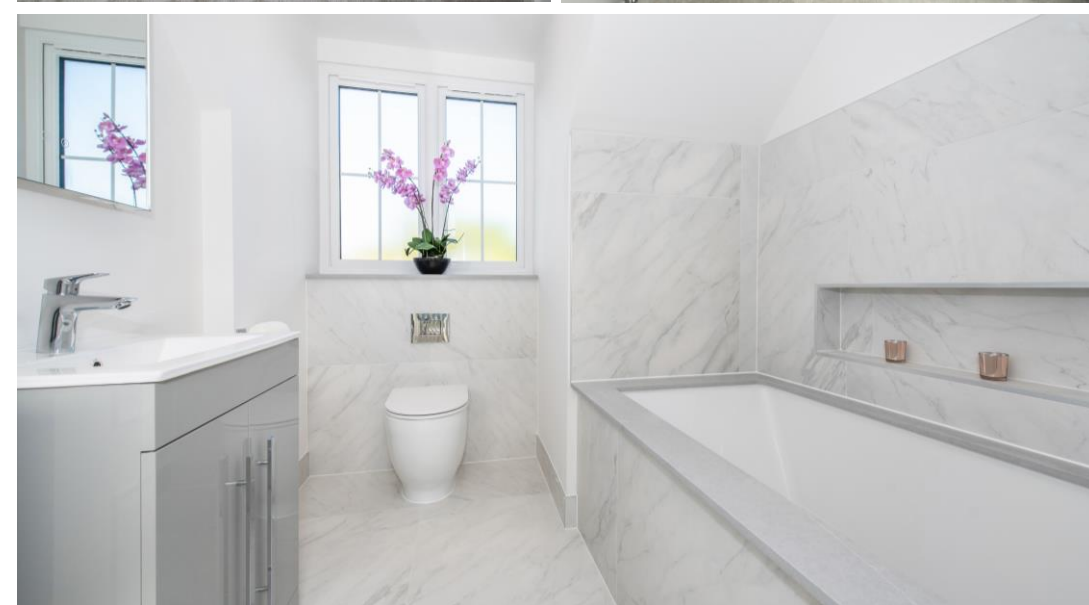
- Natural stone patios and paths
- Gardens will be laid to lawn, landscaped planting areas and stepped feature planting areas.
- Oak framed car port with external and internal power points and lighting.
- Tarmac driveway



GROUND FLOOR



FIRST FLOOR



FOR FURTHER DETAILS PLEASE CONTACT  
THE JNP PARTNERSHIP LAND & NEW HOMES

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