



Pink Road, Parslows Hillock  
Princes Risborough

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Welcome to this exceptional four-bedroom detached bungalow, perfectly positioned in the peaceful and picturesque Hamlet of Parslows Hillock. Set against a backdrop of evergreen woodlands, mature shrubs, and flourishing greenery, this beautifully presented home offers the perfect blend of countryside charm and contemporary living. NO ONWARD CHAIN!

Pink Road, Parslows Hillock, Princes Risborough, Buckinghamshire, HP27 0RJ

Guide Price £825,000

FOUR WELL-PROPORTIONED BEDROOMS  
THREE BATHROOMS  
RURAL LOCATION  
BOOT ROOM & UTILITY AREA  
MODERN KITCHEN WITH BOSCH APPLIANCES  
WRAP AROUND, PRIVATE GARDEN  
PARKING TO FRONT  
TWO RECEPTION ROOMS & LARGE LIVING AREAS  
STATE OF THE ART GARDEN HUT WITH FIREPIT  
ELEGANT & CHARACTERFUL



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## Parslows Hillock

Parslows Hillock is a charming Hamlet nestled in the heart of Buckinghamshire. Highly sought-after, the village offers a wealth of scenic countryside walks, all easily accessible from the property.

Just a short drive away is the market town of Princes Risborough, home to a variety of popular supermarkets, including Marks & Spencer Food Hall, Tesco, and Co-op. The High Street is lined with a delightful selection of independent shops, including a local bakery, butcher, and cosy coffee spots—adding to the town's welcoming atmosphere.

For commuters, the M40 motorway (Junction 6) is just 10 miles away, providing direct routes to London and the Midlands. Princes Risborough railway station also offers excellent mainline services, with trains to London Marylebone taking approximately 35 minutes.

Princes Risborough Station is located 3.1 miles from the property, while Saunderton Station is 3.3 miles away. Parslows Hillock is within a fantastic catchment area offering an excellent choice of schooling opportunities including Grammar.





## Description

Welcome to this exceptional four-bedroom detached bungalow, perfectly positioned in the peaceful and picturesque Hamlet of Parslows Hillock. Set against a backdrop of evergreen woodlands, mature shrubs, and flourishing greenery, this beautifully presented home offers the perfect blend of countryside charm and contemporary living.

Step inside to a spacious entrance hallway that leads to a thoughtfully designed interior, featuring a sleek, modern kitchen with integrated Bosch appliances, a generous lounge ideal for relaxing or entertaining, and a bright second reception room/orangery that overlooks the garden. The orangery is a spectacular space flooded with natural light and offers seamless indoor-outdoor living.

The main and second bedroom both feature en-suites, while the third and fourth bedroom share the family bathroom. The main suite provides a luxurious space with built-in storage and an area for dressing. All rooms are well-proportioned.

Outside, the home is set within a generous wrap-around garden, a true private sanctuary. Enjoy morning coffee or hosting friends and family on the expansive grey sandstone patio, or retreat to the charming Swedish-style BBQ hut with built-in seating, nestled in a quiet corner of the plot. Ideal for those Winter evenings.

Designed with comfort and practicality in mind, the property also includes a utility room and a separate boot room — perfect for rural living.

Other notable features include, oil fired heating system, private drainage, double glazing and off-road parking.







## General Remarks and Stipulations

### Tenure

Freehold

### Services

Oil fired central heating, private drainage, mains water & electric.

### EPC Rating

TBC

### Local Authority

Buckinghamshire Council

### Post Code

HP27 0RJ

### Viewing

Strictly by appointment with Bonners & Babingtons

### Fixtures and Fittings

Via Separate negotiations

### Important Notice

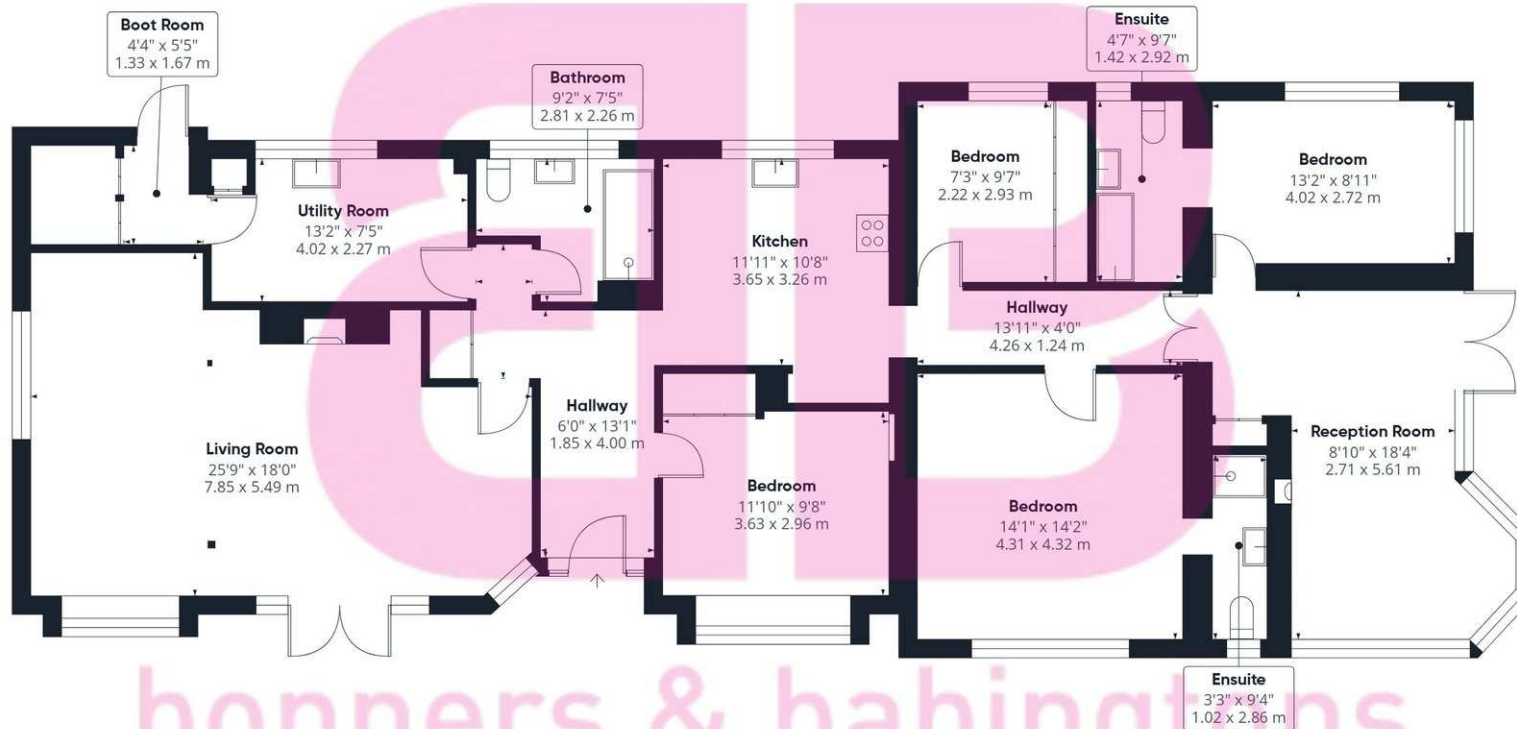
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Ground Floor Building 1



Ground Floor Building 2

Approximate total area<sup>(1)</sup>  
**1950 ft<sup>2</sup>**

**181.1 m<sup>2</sup>**

Reduced headroom

9 ft<sup>2</sup>

0.8 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

**GIRAFFE360**





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