



Upper Icknield Way  
Princes Risborough

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bonners & babingtons



Positioned on an elevated plot with breathtaking views across the rolling Chiltern Hills and the town of Princes Risborough, this newly renovated four-bedroom detached chalet-style bungalow has been thoughtfully designed and finished to an exceptional standard throughout. NO ONWARD CHAIN!

Upper Icknield Way, Princes Risborough, Buckinghamshire, HP27 0EX

Offers Over - £850,000

ELEVATED PLOT WITH STUNNING VIEWS  
NEWLY RENOVATED  
DETACHED CHALET-STYLE BUNGALOW  
4 BEDROOMS, 2 BATHROOMS  
GENEROUS DRIVEWAY WITH PARKING FOR  
MULTIPLE VEHICLES  
EV CHARGING POINT  
IMPRESSIVE OPEN-PLAN KITCHEN/DINING AREA  
VERSATILE GROUND-FLOOR LAYOUT  
TRANQUIL LOCATION  
PRIVATE REAR GARDEN  
NO ONWARD CHAIN!



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## Princes Risborough

The attractive market town of Princes Risborough offers a post office, a leisure centre and a good range of local shops including a Tesco, Marks & Spencer Simply Food and Costa Coffee. Further, more comprehensive leisure and shopping facilities can be found in High Wycombe, Aylesbury, and Oxford, all within easy reach. Excellent schooling is provided locally with a good choice of private and state schools close by, including grammar schools in High Wycombe and Aylesbury.

There is access to the M40 motorway for London and the Midlands, just 6 miles away (J6), and Princes Risborough station offers an excellent mainline rail service to London (Marylebone - 35 minutes) and the Midlands.



## Description

Positioned on an elevated plot with breathtaking views across the rolling Chiltern Hills and the town of Princes Risborough, this newly renovated four-bedroom detached chalet-style bungalow has been thoughtfully designed and finished to an exceptional standard throughout.

The property boasts striking kerb appeal, featuring a beautifully rendered exterior, Chatwell Green UPVC windows, and a stunning pitched roof that enhances its chalet character. A generous driveway provides parking for multiple vehicles, complemented by a carport, EV charging point, and tasteful outdoor lighting. "Please note that the carport is currently under construction and is expected to be completed imminently."

At the heart of the home is a large open-plan kitchen/dining area, designed for both everyday living and entertaining. The shaker-style kitchen is finished with granite worktops, integrated appliances, and a built-in breakfast bar, perfect for relaxed mornings. Bi-fold doors open directly onto a front patio laid with classic Sunset Sandstone, allowing uninterrupted countryside views to be enjoyed from within the dining area.

The ground-floor living accommodation is highly versatile. To the front of the property, a room adjacent to the kitchen offers an ideal space for a cosy lounge or snug. To the rear, three well-proportioned double bedrooms are served by a sleek, modern family bathroom featuring a bathtub. Oak internal doors run throughout the home, adding to the modern farmhouse feel and complementing the elegant fixtures and finishes.

An oak and glass staircase with a high-fashion stair runner leads to the first floor, where the main bedroom is flooded with natural light. This serene retreat is accompanied by a stylish en-suite bathroom, complete with a walk-in shower, floating vanity unit, and LED mirror.

Outside, the rear garden has been laid with polar ice chippings, offering a low-maintenance blank canvas that can be curated to suit individual tastes. The tranquil surroundings and nature-inspired finishes complete the sense of calm and privacy this exceptional home provides.





## General Remarks and Stipulations

### Tenure

Freehold

### Post Code

HP27 0EX

### Services

Mains gas central heating system (underfloor heating, electric, water & drainage).

### Viewing

Strictly by appointment with Bonners & Babingtons

### EPC Rating

D

### Fixtures and Fittings

Via separate negotiations.

### Local Authority

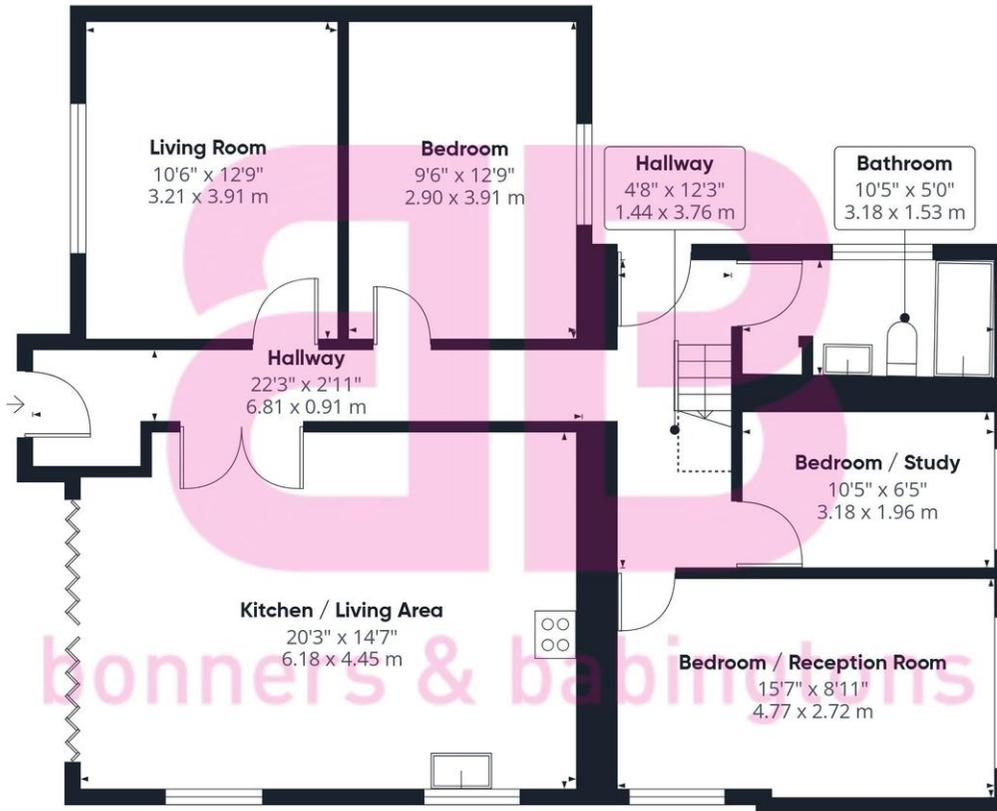
Buckinghamshire Council

### Important Notice

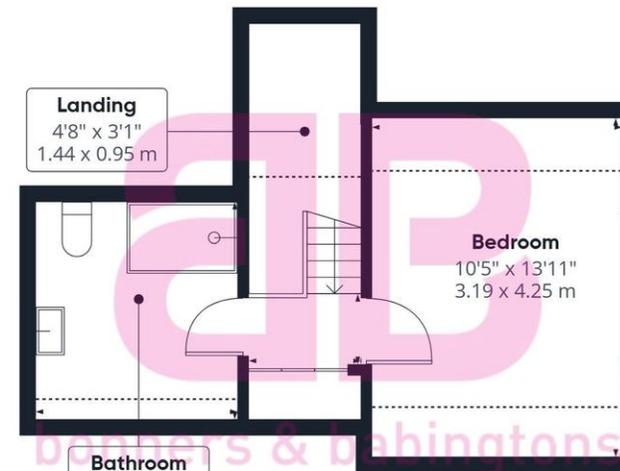
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Ground Floor



Floor 1



Approximate total area<sup>(1)</sup>

**1303 sqft**

**121 m2**

Reduced headroom

60 ft<sup>2</sup>

5.6 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.

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