



Stopps Orchard  
Monks Risborough  
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**aB**  
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An impressive and substantial family home, located within a small and exclusive development in the heart of Monks Risborough. The property is approached via an elegant facade, an ample driveway, and a double garage, complemented by a beautifully maintained front garden featuring flower beds, vegetable patches, manicured shrubs, and a neat lawn. The Chiltern Hills are just a short walk away, offering outstanding countryside for all to enjoy.

Stopps Orchard, Monks Risborough, Buckinghamshire, HP27 9JB

Guide Price £1,400,000

SUBSTANTIAL FAMILY HOME WITH MULTIPLE  
RECEPTION ROOMS  
ARCHITECTURAL INTEREST  
EXPANSIVE SQUARE FOOTAGE  
DETACHED DOUBLE GARAGE / GYM  
CHARACTER & CHARM WITH MODERN LIVING  
THROUGHOUT  
FANTASTIC VAULTED ENTRANCE HALL WITH  
BALCONY STAIRCASE  
OPEN-PLAN KITCHEN/DINER WITH MODERN  
INTERIOR



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**OnTheMarket** 

**Zoopla.co.uk**

**naea propertymark  
PROTECTED**



## Monks Risborough

Monks Risborough forms part of the attractive market town of Princes Risborough. The village benefits from its own well-attended Parish Church, a selection of local shops including a convenience store/newsagent, three fast-food outlets, and a small railway station with regular services to London. Princes Risborough itself offers a Post Office, Leisure Centre, and a wide range of shops including Tesco, Marks & Spencer Simply Food, and Costa Coffee, along with public houses and a popular wine bar. More extensive shopping and leisure facilities can be found in High Wycombe, Aylesbury, and Oxford, all within easy reach.

Excellent educational facilities are available locally, with a strong selection of both private and state schools, including well-regarded grammar schools in High Wycombe and Aylesbury. The M40 motorway (Junction 6) is approximately six miles away, providing access to London and the Midlands, while Princes Risborough station offers an excellent mainline service to London Marylebone in approximately 35 minutes.



## Description

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Built in 1999 to an exceptionally high standard by a respected local builder for his own occupation, the home was thoughtfully designed around a striking reclaimed working fireplace, which forms a stunning focal point in the main living room. The interior is modern yet rich in character and charm, carefully preserved by the current owners.

The accommodation is generously proportioned and arranged over two spacious floors. The welcoming entrance hall immediately impresses with its elegant staircase and open galleried landing, creating a wonderful sense of space and perspective. Flooded with natural light, the hallway also features a beautiful stained-glass window.

From the entrance hall, double doors lead into the large family lounge, an ideal retreat at the end of the day. This space flows seamlessly into the dining room, conservatory, additional reception room, and a stylish kitchen. The ground floor offers flexible living arrangements alongside modern conveniences, including a separate utility room, cloakroom, and a dedicated study.

The first floor comprises five well-proportioned double bedrooms. Two bedrooms are connected by a well-appointed Jack & Jill bathroom, complete with a bath, separate shower, and double sink. One of the front bedrooms benefits from extensive built-in wardrobes. Two further bedrooms overlook the rear garden and share a spacious family bathroom. The principal bedroom is particularly generous, with ample space and a contemporary en-suite bathroom.

Outside, the orderly rear garden provides plenty of space for outdoor activities, summer entertaining, and relaxation. A garden room, currently used for entertaining, adds further versatility to this superb outdoor space.





### General Remarks and Stipulations

#### Tenure

Freehold

#### Post Code

HP27 9JB

#### Services

Mains gas central heating system, electric, water and drainage.

#### EPC Rating

C

#### Viewing

Strictly by appointment with Bonners & Babingtons

#### Local Authority

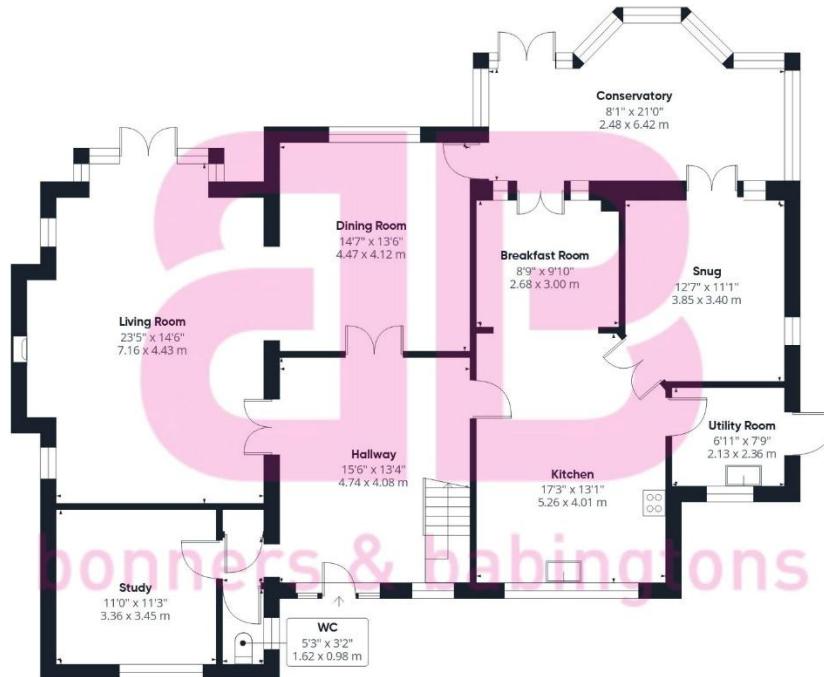
Buckinghamshire Council

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

3574 ft<sup>2</sup>

330 m<sup>2</sup>

Reduced headroom

11 ft<sup>2</sup>

1 m<sup>2</sup>

Ground Floor Building 1



Ground Floor Building 3

(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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