



banners & habingtons

Cannon Place
Princes Risborough

**Cannon Place
Princes Risborough
Buckinghamshire
HP27 9HL**

Guide Price £650,000

Nestled in a highly sought-after, quiet residential enclave within the picturesque market town of Princes Risborough, this exquisite four-bedroom semi-detached home offers the perfect blend of contemporary luxury and practical family living. Beautifully extended and meticulously finished to an exceptionally high standard, this turn-key property represents a rare opportunity for discerning buyers seeking a flawless home in a prime location.

Upon entering, you are immediately greeted by a bright, welcoming ambiance that sets the tone for the rest of the home. The ground floor layout flows effortlessly into a breathtaking open-plan kitchen/dining & family area. The kitchen itself is a chef's delight, beautifully fitted with timeless white shaker-style cabinetry, integrated appliances, and a fantastic breakfast bar for casual dining with pleasant views of the sunny rear garden.

Flowing directly off the kitchen is the separate utility room, an invaluable addition to any busy household, boasting rich wooden countertops, a traditional butler sink, and dedicated space for laundry appliances, along with plenty of well-designed storage. A stylishly decorated ground-floor cloakroom adds to the everyday convenience.

Bathed in natural light, the formal lounge serves as a beautifully serene and calming retreat, anchored by a spectacular full-height bespoke carpentry media wall complete with integrated shelving, sleek lower cabinetry, and subtle accent lighting. Internal double doors open up to create a flawless transition from this peaceful adult haven directly into the versatile snug and family room, which flows effortlessly onward into the heart of the kitchen to offer the ultimate open-plan layout for modern family living and entertaining. Beautiful wood-effect flooring runs seamlessly throughout the living spaces, completing a cohesive, high-quality aesthetic. A further reception room can be found adjacent to the formal lounge and is currently used as a home office.

An exceptionally large, light, and airy single-level hallway leads seamlessly to all four bedrooms. The serene principal suite features a stylish private en-suite bathroom and a large window overlooking the rear, complete with premium plantation shutters. The remaining bedrooms feature plush neutral carpeting, with bedrooms three and four offering comfortable space and neutral décor. Bedroom four stands out as an expansive double bedroom complete with built-in floor-to-ceiling wardrobes and dual aspect windows. Serving these bedrooms is a boutique-style family bathroom, pairing dark tiles with a modern three-piece suite, including a bathtub, freestanding vanity, and walk-in shower.

The property is framed by fantastic exterior spaces that deliver excellent kerb appeal. To the front, a neat lawn is bordered by a classic timber picket fence and mature floral borders. A sweeping gravel driveway provides extensive off-street parking for multiple vehicles, secured by a traditional five-bar timber gate. This leads down to the attached single garage, complete with a dark grey door that mirrors the property's modern front entrance. To the rear, the beautifully kept garden provides a private haven for outdoor entertaining and play, complete with a built-in BBQ area and a large patio space.





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.

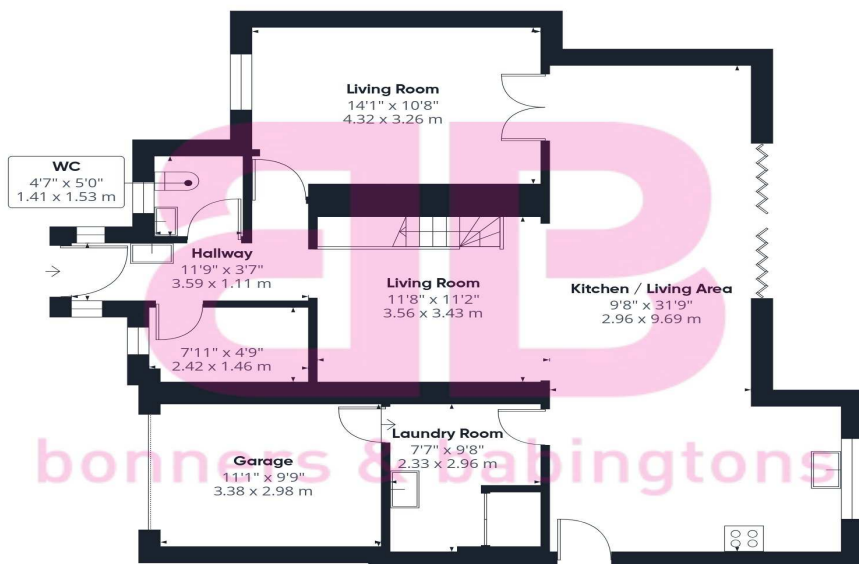
There is access to the M40 motorway for London and the Midlands just 6 miles away (J6) and Princes Risborough station offers an excellent main line rail service to London (Marylebone - 35 minutes) and the Midlands.



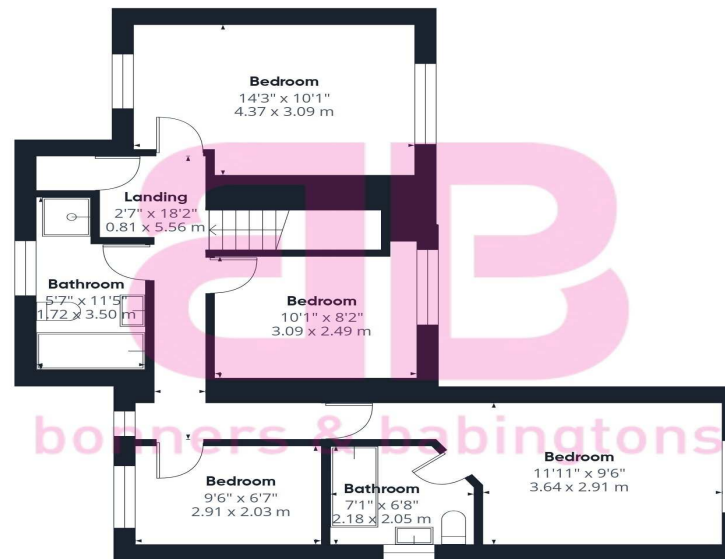
Tenure: Freehold
Council Tax Band: D

Energy Efficiency Rating		Current	Potential
107-91kWh	A		
91-75kWh	B		65
75-60kWh	C		60
60-45kWh	D		
45-30kWh	E		
30-15kWh	F		
15-0kWh	G		
Not energy efficient - higher running costs			

Environmental Impact (CO ₂) Rating		Current	Potential
272-201kWh	A		
201-150kWh	B		78
150-100kWh	C		63
100-75kWh	D		
75-50kWh	E		
50-25kWh	F		
25-0kWh	G		
Not environmentally friendly - higher CO ₂ emissions			



Ground Floor



Floor 1

Approximate total area⁽¹⁾
1674 ft²
155.5 m²

(1) Excluding balconies and terraces

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

GIRAFFE360



Disclaimer

We endeavour to make our particulars accurate and reliable. They are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate and photographs provided for guidance only. No undertaking is given as to the structural condition of the property, or any necessary consents, or the operating ability or efficiency of any service, system or appliance. Prospective purchasers must satisfy themselves with regard to each of these points. If there is any particular aspect of the property about which you would like further information, please contact us, especially, before you travel to the property. B2170

78 High Street, Princes Risborough, Buckinghamshire, HP27 0AX

01844 343661

risborough@bb-estateagents.co.uk