



Shootacre Lane  
Princes Risborough

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A beautifully presented four-bedroom semi-detached period home, originally built circa 1920 and thoughtfully extended to a high standard, offering stylish, modern open-plan living while still showcasing its original character. Set on Shootacre Lane, one of Princes Risborough's most sought-after roads, the property enjoys a prime position on the edge of the town, with beautiful countryside walks on the doorstep and the mainline station to London Marylebone just a 10-minute walk away.

Shootacre Lane, Princes Risborough, Buckinghamshire, HP27 9EH

Guide Price £725,000

SEMI-DETACHED PERIOD HOME  
FOUR BEDROOMS  
OPEN PLAN LIVING  
KITCHEN / BREAKFAST ROOM  
FAMILY ROOM  
UTILITY ROOM  
MASTER BEDROOM WITH ENSUITE  
FAMILY BATHROOM  
COUNTRYSIDE VIEWS  
LARGE GARDEN  
DRIVEWAY



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## Princes Risborough

The attractive market town of Princes Risborough offers an excellent range of amenities including a post office, leisure centre and a variety of local shops such as Tesco, Marks & Spencer Simply Food and Costa Coffee. More extensive shopping, dining and leisure facilities can be found in High Wycombe, Aylesbury and Oxford, all within easy reach.

The area provides excellent schooling, with a choice of well-regarded private and state schools nearby, including grammar schools in High Wycombe and Aylesbury.

Princes Risborough enjoys superb transport links, with access to the M40 (J6) just 6 miles away, offering convenient routes to London and the Midlands. The town's mainline railway station provides an outstanding commuter service to London Marylebone in approximately 35 minutes, as well as direct connections to the Midlands.



## Description

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The accommodation comprises an entrance porch, ideal for hanging coats and storing shoes before entering the property. This leads into a spacious hallway with an under stairs cupboard, flowing through to the modern open-plan kitchen/breakfast room. The kitchen features waist-height and eye-level cabinetry, built-in appliances including a fridge/freezer and dishwasher, and French doors opening onto a raised timber decking area. A utility room, downstairs toilet, and integral access to the single garage provide excellent everyday practicality.

From the kitchen, you continue through to the large open-plan living/family room, a highly versatile space that can be arranged to suit a variety of lifestyles. The current owners use it as a formal living area, dining space and snug, demonstrating its flexibility. The room enjoys an original fireplace with wood-burning stove, a charming focal point, along with views over the front of the property. Additional French doors open directly onto the patio and rear garden, creating a seamless indoor-outdoor flow.

Upstairs, a split-level landing leads to the large master bedroom, positioned at the rear of the property and benefiting from a modern en suite shower room, bespoke built-in wardrobes, and views over the rear garden. There are three further double bedrooms, including one at the front with stunning views across the Chilterns countryside and built-in wardrobes. A family bathroom with both a bath and a walk-in shower completes the first floor.

To the rear, French doors from the family room open out to a beautiful, sunny garden measuring approximately 100ft in length. This generous outdoor space features a patio area, perfect for alfresco dining and hosting BBQs with friends and family during the summer months. There is also a garden shed, providing convenient storage for tools and equipment.

To the front of the property, there is a large driveway providing parking for multiple vehicles, along with a well-kept front garden and attractive frontage, offering a welcoming approach to the home.

Other notable features include, mains gas central heating system, double glazed windows throughout & loft storage space for all your storage needs.





## General Remarks and Stipulations

**Tenure**  
Freehold

**Post Code**  
HP27 9EH

**Services**  
Mains gas central heating, water, drainage & electric.

**Viewing**  
Strictly by appointment with Bonners & Babingtons

**EPC Rating**  
TBC

**Fixtures and Fittings**  
Via separate negotiations

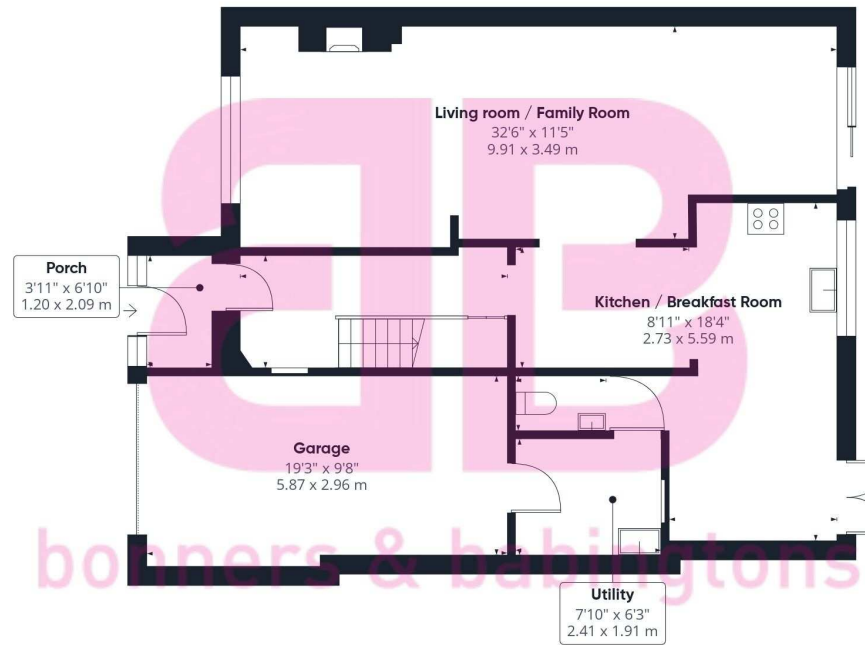
**Local Authority**  
Buckinghamshire Council

**Important Notice**  
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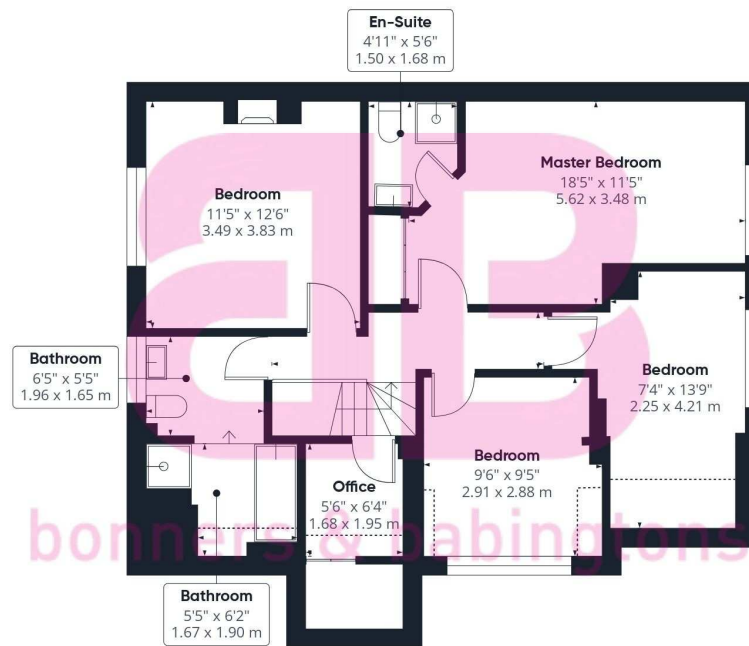
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Ground Floor



Floor 1



**Approximate total area<sup>(1)</sup>**  
**1765 ft<sup>2</sup>**  
**163.9 m<sup>2</sup>**

**Reduced headroom**  
38 ft<sup>2</sup>  
3.5 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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