
Wycombe Road
Princes Risborough
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A wonderful opportunity to acquire this substantial and beautifully presented four/five-bedroom detached family home, originally built in 1921, boasting an exceptional 150–200ft (approx.) rear garden, driveway parking for four or more vehicles and a garage currently utilised as a home gym. Ideally positioned in the heart of Princes Risborough, the property enjoys a highly desirable location within easy walking distance of the town centre, local schools and mainline railway station, providing direct services into London Marylebone. A MUST VISIT!

- STUNNING FOUR/FIVE BEDROOM DETACHED FAMILY HOME
  CHARMING PERIOD PROPERTY DATING BACK TO 1921
  MAGNIFICENT 150–200FT (APPROX.) MATURE REAR GARDEN
  BEAUTIFUL OPEN-PLAN KITCHEN & DINING AREA
  BRIGHT & SPACIOUS LIVING ACCOMMODATION
  TWO CHARACTERFUL RECEPTION ROOMS WITH FIREPLACES
  SECLUDED & PRIVATE SECRET GARDEN



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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 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.









Description

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Brimming with character and charm, this delightful family home offers generous and versatile accommodation arranged over three floors, perfectly suited to modern family living. The ground floor welcomes you with a spacious entrance hallway leading to a generously proportioned studio room, offering excellent flexibility for a variety of uses. The impressive principal lounge features a charming working fireplace and French doors opening directly onto the rear garden, creating a lovely space for relaxing and entertaining. A separate sitting room, complete with a feature fireplace and attractive bay window overlooking the front, provides a cosy and inviting setting for more informal family living.

One of the standout features of this beautiful home is the spacious open-plan kitchen/breakfast room, offering a wonderful setting for everyday family life. The kitchen is fitted with attractive hardwood units, ample cupboard space and elegant black granite work surfaces. The adjoining dining area is particularly impressive, with floor-to-ceiling windows framing delightful views across the magnificent rear garden and allowing natural light to flood the room. French doors open directly onto the garden, creating a seamless connection between indoor and outdoor living. A downstairs shower room and separate utility room complete the ground floor accommodation.

To the first floor, the property offers three generously sized double bedrooms, a further good-sized single bedroom and a family bathroom featuring a bath with overhead shower. A staircase leads to the second-floor converted loft room, providing a fantastic additional space that could be utilised as a fifth bedroom, home office, playroom or hobby room.

Outside, the truly magnificent rear garden is undoubtedly one of the property's most special features. Extending to approximately 150–200ft in length, this beautiful and expansive garden offers an idyllic setting for family life, outdoor entertaining and relaxation. Two separate terraces provide perfect spots for alfresco dining and summer gatherings, while the generous lawn offers plenty of room for children to play. Tucked away at the far end of the garden is a charming secluded 'secret garden', offering a wonderfully private and peaceful retreat away from the main house.

To the front, an extensive brick-paved driveway provides off-road parking for four or more vehicles, alongside a spacious garage with power, currently being used as a home gym and offering excellent versatility.

Further benefits include double glazing throughout and gas central heating, with a new boiler installed in October 2023.

Combining the charm and character of a period property with wonderfully spacious accommodation, an outstanding rear garden and a superb central location, this delightful detached residence offers everything a growing family could wish for. A truly special home that must be viewed to be fully appreciated.











General Remarks and Stipulations

Tenure
Freehold

Services

EPC Rating
TBC

Local Authority
Buckinghamshire

Post Code
HP27 0EE

Viewing
Strictly by appointment with
Bonners & Babingtons

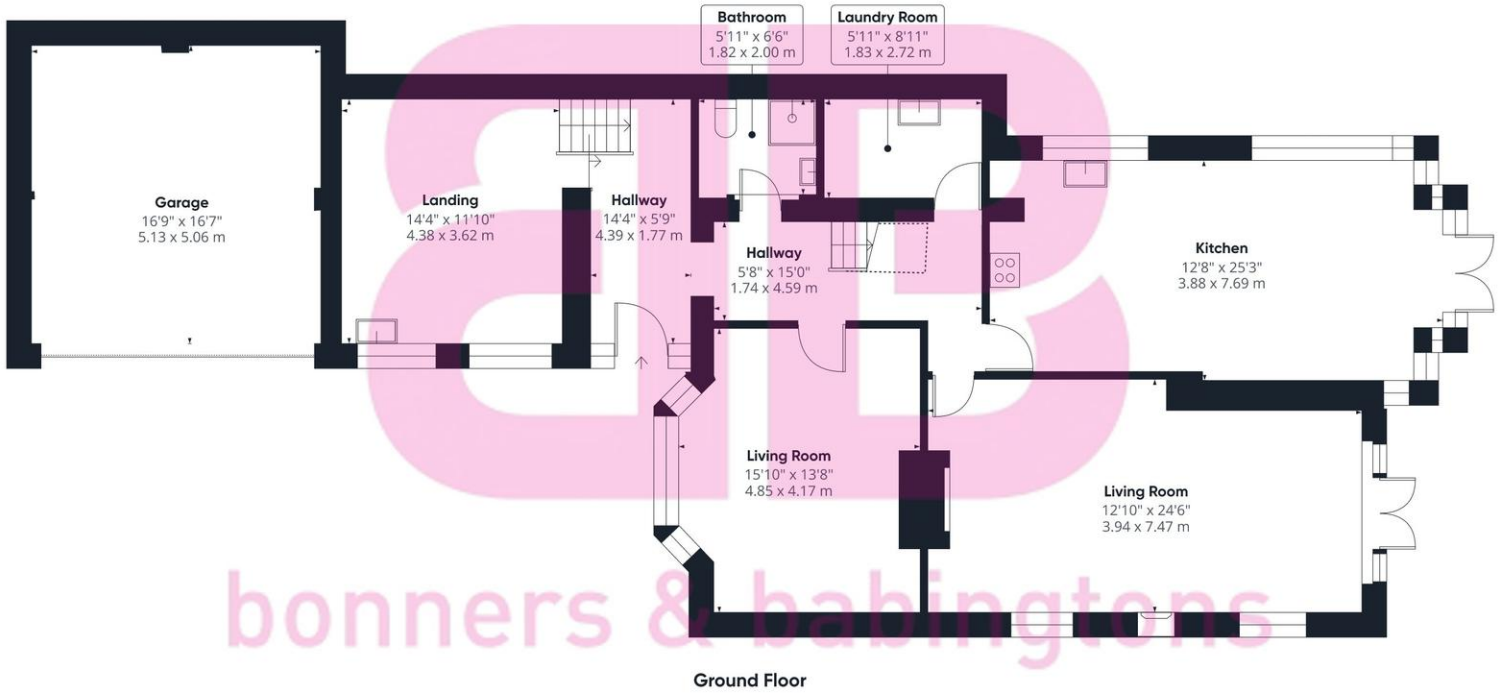
Fixtures and Fittings
Via separate negotiations



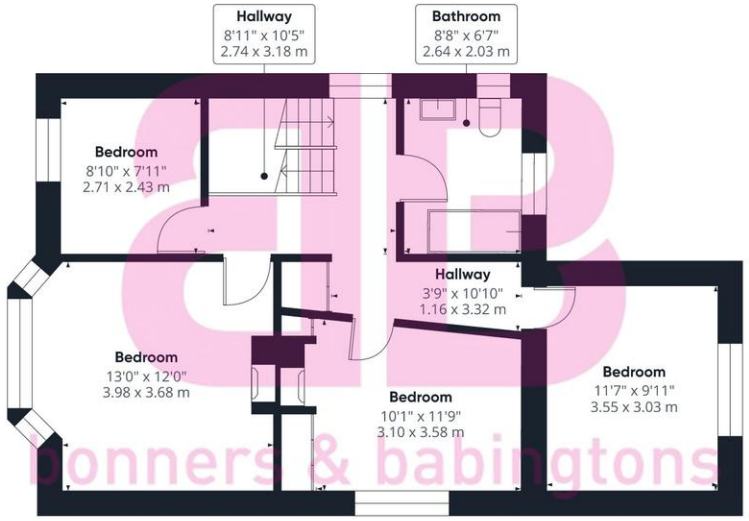
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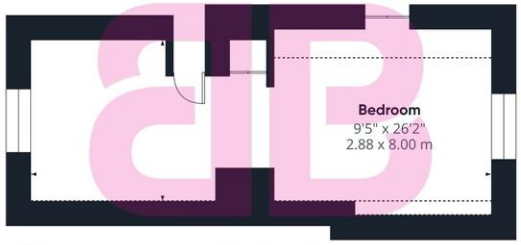
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Ground Floor



Floor 1



Floor 2



bonners & babingtons

Approximate total area(1)

2553 ft²
227.9 m²

Reduced headroom

43 ft²
4 m²

(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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