



Little Park
Princes Risborough
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Nestled within the peaceful residential road of Little Park in Princes Risborough, this beautifully presented four-bedroom detached home enjoys a secluded position ideal for family living, while remaining within easy walking distance of the town centre and mainline train station. The property also benefits from delightful views over the surrounding countryside, adding to its sense of tranquility and charm. A MUST VISIT! CHAIN FREE!

Little Park, Princes Risborough, Buckinghamshire, HP27 0HS

Offers Over - £740,000

FOUR DOUBLE BEDROOM DETACHED FAMILY HOME
QUIET, SECLUDED POSITION IN LITTLE PARK, PRINCES RISBOROUGH
WALKING DISTANCE TO TOWN CENTRE AND MAINLINE STATION
ENJOYING ATTRACTIVE COUNTRYSIDE VIEWS
EXTENDED WITH VERSATILE AND SPACIOUS LIVING ACCOMMODATION
OPEN-PLAN KITCHEN WITH DINING AREA AND BREAKFAST BAR
GENEROUS DUAL-ASPECT LOUNGE WITH SKYLIGHT AND FEATURE
FIREPLACE
ADDITIONAL DINING ROOM, STUDY, UTILITY ROOM AND GROUND FLOOR
WC
PRINCIPAL BEDROOM WITH BUILT-IN STORAGE AND EN-SUITE
PRIVATE DRIVEWAY, DOUBLE GARAGE AND BEAUTIFULLY MAINTAINED
GARDENS
SOLAR PANELS (FULLY OWNED) WITH GOOD ENERGY TARIFF – B&B
STAFF CAN ADVISE



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Princes Risborough

The charming market town of Princes Risborough boasts a range of local amenities, including a post office, leisure centre, and various shops such as Tesco, Marks & Spencer Simply Food, and Costa Coffee. For more extensive shopping and leisure options, High Wycombe, Aylesbury, and Oxford are all within easy reach. There are excellent local schools, including both private and state options, as well as grammar schools in nearby High Wycombe and Aylesbury.

The property is conveniently located just 6 miles from Junction 6 of the M40 motorway, providing quick access to London and the Midlands. Princes Risborough station offers a direct mainline rail service to London Marylebone in just 35 minutes.



Description

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Lovingly maintained by the current owners, the property offers versatile and spacious accommodation throughout. On arrival, the home makes an immediate impression with its immaculate front lawn, meticulously groomed and adorned with colourful flower beds. A private driveway leads to a double garage, complete with an attractive electric, forest green door that complements the home's charming façade.

Stepping inside, you are welcomed by a light and airy entrance hallway, providing access to all principal ground floor rooms. At the heart of the home lies the stunning kitchen, designed with both style and practicality in mind. This open-plan space features a dining area and breakfast bar, along with glossed iroko-style worktops, white cabinetry with black gun-metal handles, and soft-close fittings. Additional benefits include an integrated double built-in oven plus microwave, integrated dishwasher, water softener, and striking black and white tiled flooring. Painted in a calming willow tone, the kitchen enjoys views over the beautifully maintained rear garden. A separate utility room provides further convenience with direct access to the garden.

The generous lounge is a standout feature, offering a dual-aspect layout with a skylight to the rear, filling the space with natural light while also capturing pleasant views over the garden. This inviting room also boasts an ornamental fireplace and ample space for comfortable family living. Further ground floor accommodation includes a formal dining room to the front, a study ideal for home working, and a convenient WC.

Upstairs, the property continues to impress with four well-proportioned double bedrooms, many of which enjoy elevated views across the nearby countryside. All rooms are bathed in natural light, creating a bright and welcoming feel throughout. The principal bedroom benefits from built-in wardrobes and a stylish en-suite shower room, finished in calming tones with elegant silver forest wallpaper. The remaining three bedrooms are tastefully decorated in warm hues, creating inviting retreats.

The family bathroom is fitted with a bathtub that includes an overhead shower and screen, offering both comfort and convenience. The landing is bright and spacious, enhanced by a window that adds to the sense of openness and frames a pleasant outlook.

Outside, the rear garden is a true highlight, landscaped with vibrant flower beds and mature shrubs, reflecting the pride of ownership throughout. A garden shed provides useful storage, and there is convenient access leading towards the town.

This exceptional home combines countryside views, tranquility, style, and practicality, making it a perfect choice for families seeking a well-connected yet peaceful setting.





General Remarks and Stipulations

Tenure

Freehold

Post Code

HP27 0HS

Services

Solar Panels, Gas Central Heating, Mains Drainage

Viewing

Strictly by appointment with Bonners & Babingtons

EPC Rating

C

Fixtures and Fittings

Via separate negotiations

Local Authority

Buckinghamshire

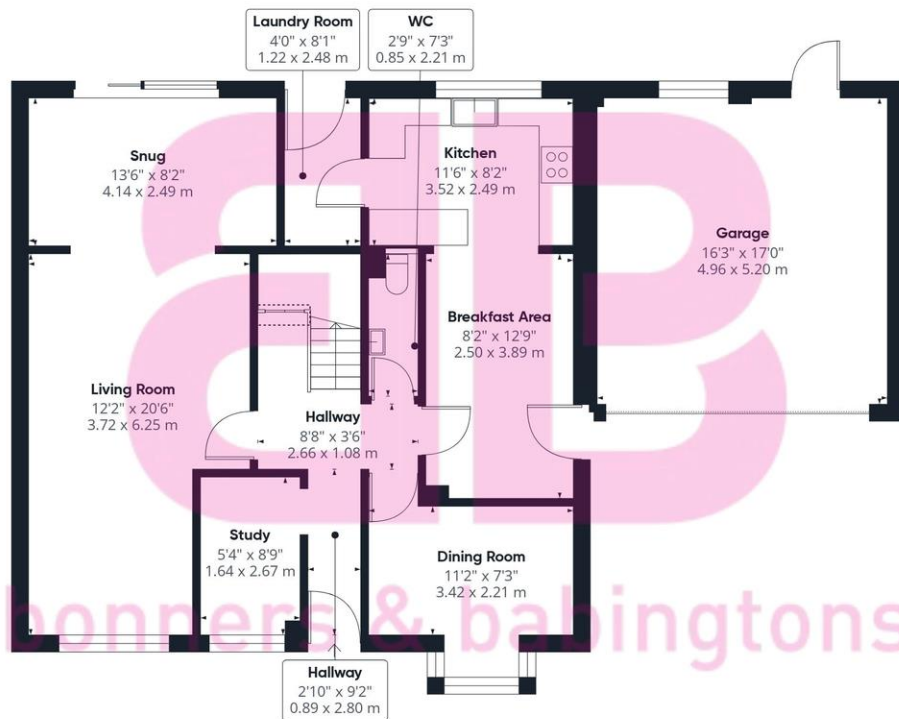
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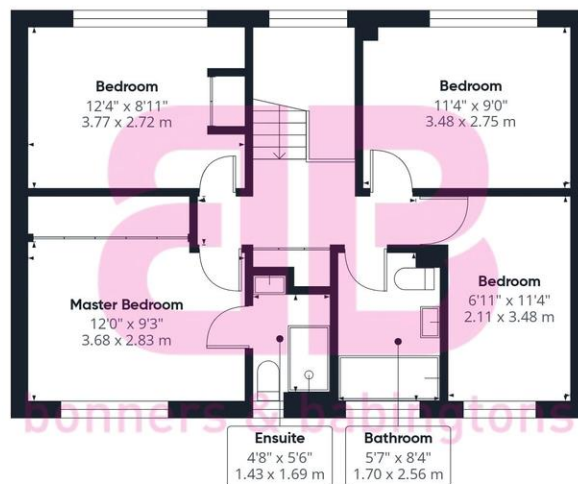
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Ground Floor



Floor 1



Approximate total area⁽¹⁾

1819 ft²

169 m²

Reduced headroom

3 ft²

0.3 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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