



Wycombe Road  
Princes Risborough

**TIM RUSS**  
& COMPANY

Wycombe Road  
Princes Risborough, Buckinghamshire, HP27 0EY



- EXQUISITE NEW HOME
- CLOSE TO TOWN AND STATION
- FOUR BEDROOMS
- FABULOUS KITCHEN/FAMILY ROOM
- BESPOKE KITCHEN
- SITTING ROOM
- UTILITY ROOM AND CLOAKROOM
- STUDY
- EN SUITE TO BEDROOM ONE & TWO
- LUXURY FAMILY BATHROOM
- GARAGE AND GARDENS
- TEN YEAR BUILDING WARRANTY

**£1,150,000**

An exquisite brand new four bedroom detached family home  
conveniently position for the town and mainline station

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## The Property

An exquisite brand new four bedroom detached family home conveniently positioned for the town and mainline station. With attention paid to every detail this thoughtfully designed and remarkable home boasts light and spacious accommodation with a hugely impressive kitchen/family room at the rear.

The craftsmanship shines through, from the quality build to the expertly crafted bespoke furniture and a reassuring A rated energy performance rating.

In brief the accommodation comprises entrance hall, study, cloakroom, sitting room with wood burner and sliding doors to the garden. The kitchen/family room fully embraces the wow factor with a bespoke media wall and hand made kitchen with Quartz work surfaces, Bora induction hob with built in extractor, two built in ovens, steam oven, microwave oven and dishwasher, all Siemens. There are large sliding doors to the garden flooding this space in natural light. The utility room is accessed from the kitchen and is of the same high standard. This leads onto the boot room with access to the courtesy door to the garage. To the first floor can be found the luxury family bathroom with Duravit fittings, bedrooms one and two both benefit from stylish en-suites and full length windows, there are two further double bedrooms.



## Outside

There is driveway parking for several vehicles, electric car charger, garage with electric door. The rear gardens features a large porcelain patio, mature trees and lawn, additionally there are hot and cold outside taps.

### Additional Features:

- Ground floor underfloor heating
- Triple glazed windows
- 10 year Advantage building warranty
- Mostly boarded loft
- Solar panels

**Tenure:** Freehold

**Council Tax Band:** To be confirmed


### Location

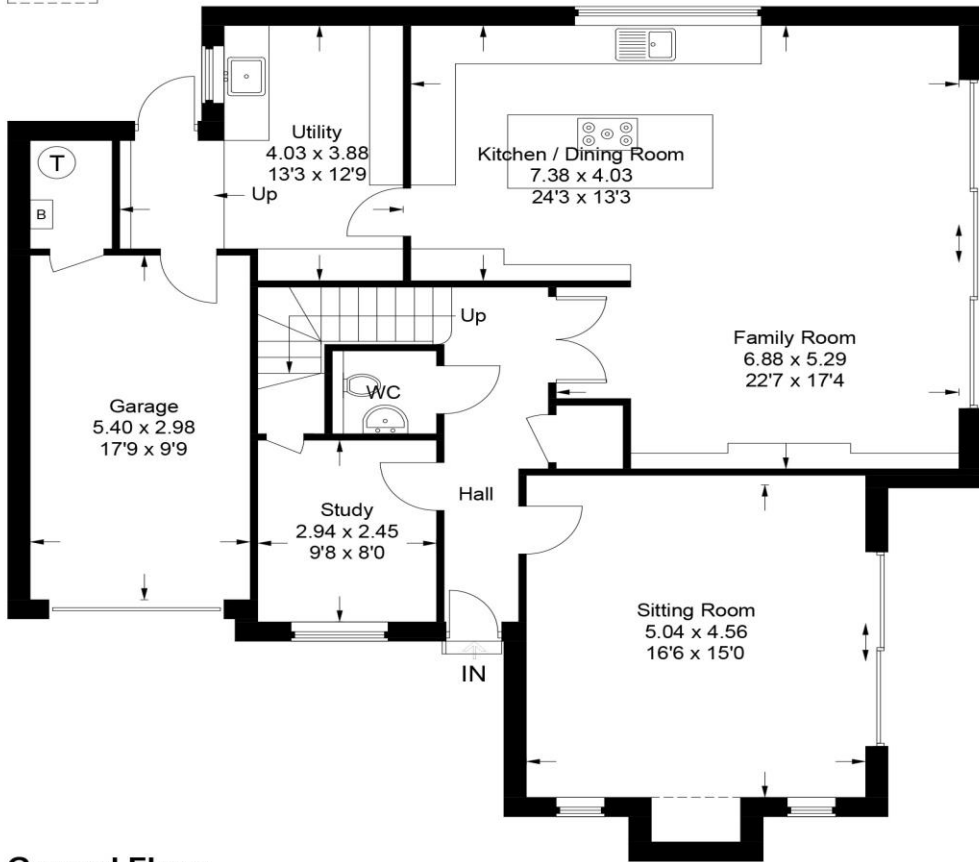
Princes Risborough is a small market town offering a comprehensive range of shops for day to day facilities including a Marks and Spencer Foodhall and Tesco supermarket, doctors and dental surgeries, Coffee shops, library and veterinary surgeons. Risborough Springs offers excellent gym facilities and an indoor swimming pool. The mainline railway station provides excellent access to London Marylebone. The M40 motorway provides fast access to the M25 or M4 motorway networks. Schooling in the area is excellent in both public and private sectors.



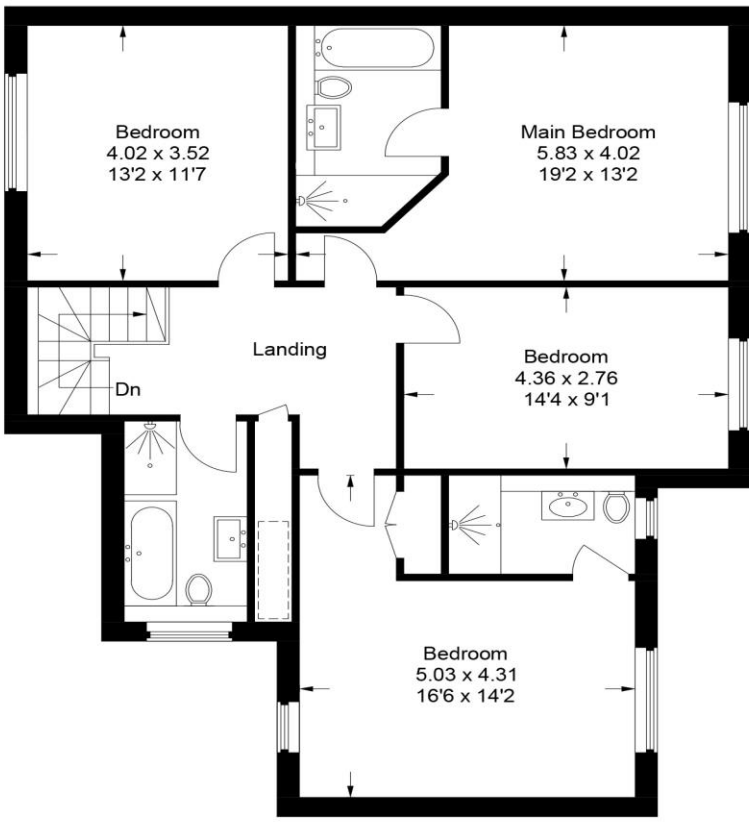




 = Reduced headroom below 1.5m / 5'0



**Ground Floor**



**First Floor**

Approximate Gross Internal Area  
 Ground Floor = 122.5 sq m / 1,318 sq ft (Including Garage)  
 First Floor = 93.0 sq m / 1,001 sq ft  
 Total = 215.5 sq m / 2,319 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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Score	Energy rating	Current	Potential
92+	A	95 A	95 A
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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