



honnors & habingtons

Place Farm Way
Monks Risborough

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Monks Risborough
Buckinghamshire
HP27 9JY

Offers in excess of £425,000

Tucked away in a peaceful residential setting, just a short stroll from Princes Risborough's charming town centre and within walking distance to the main line train station, this impeccably extended and fully modernised three-bedroom chalet-style bungalow offers the perfect blend of space, style, and convenience.

Lovingly updated by the current owners, the home has been thoughtfully redesigned to create a light-filled and contemporary interior while maintaining a sense of comfort and warmth throughout. From the moment you step inside, the welcoming entrance hallway offers a wonderful first impression—generously proportioned and flooded with natural light, it provides an elegant introduction to the home.

The heart of the property is a beautifully designed open-plan living area, where everyday living flows effortlessly. A spacious lounge transitions seamlessly into a dedicated dining area—complete with French doors opening directly onto the rear garden, making it ideal for both quiet evenings and entertaining. The adjoining kitchen is fully equipped with modern appliances and enjoys views over the garden, bringing the outside in and creating a lovely sense of openness and connection with nature.

Each of the three bedrooms are superbly proportioned, offering versatile accommodation suitable for families, visiting guests, or those needing a home office. The main bedroom benefits from its own en-suite bathroom and storage room, while the remaining bedrooms are served by a sleek and stylish family bathroom with a bathtub. Upstairs, Velux windows bring a cascade of natural sunlight into the main bedroom and hallway, further enhancing the light and airy atmosphere.

Outside, the property is set on a good-sized plot with a front and rear garden. The rear garden provides ample space for outdoor dining, relaxation, or gardening, with the added benefit of side and rear access. A garage and off-street parking to the rear offer practical convenience, tucked discreetly away from the street.

Presented in calming, neutral tones throughout, the interior has been finished with an exceptional eye for detail, resulting in a home that feels instantly welcoming and move-in ready. Light, spacious, and impeccably maintained, this is a truly special property in a sought-after location.





Monks Risborough

Monks Risborough is situated on the Eastern fringe of Princes Risborough, within a mile of the town centre. One of the oldest parishes in the country, the village was centred on a 9th century monastery and more recent development included a shop and branch line station. Princes Risborough itself offers a post office, banks, 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.



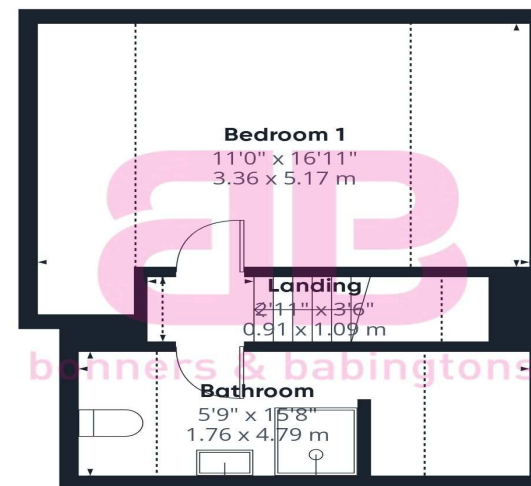
Tenure: Freehold

Council Tax Band: D

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Less energy efficient - lower running costs	Current	Potential	Less environmentally friendly - lower CO ₂ emissions	Current	Potential
(92-100) A			(20-23) A		
(81-91) B			(24-27) B		
(69-80) C			(28-30) C		
(55-68) D			(31-34) D		
(44-54) E			(35-38) E		
(35-43) F			(39-42) F		
(1-34) G			(43-45) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		



Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area^m

1013 ft²
94.1 m²

Reduced headroom

126 ft²
11.7 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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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

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