



St. Teresas Close  
Princes Risborough  
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bonners & babingtons





A Distinguished and Substantial Family Home of Exceptional Quality. This impressive and beautifully presented four-bedroom detached residence offers an abundance of versatile living space, perfectly suited to modern family life while retaining an air of elegance and sophistication throughout. Located on a sought-after residential road. A MUST SEE!

St. Teresas Close, Princes Risborough, Buckinghamshire, HP27 0JH

Guide Price £850,000

IMPRESSIVE FOUR-BEDROOM DETACHED  
FAMILY HOME  
FOUR DOUBLE BEDROOMS, THREE WITH  
FITTED WARDROBES  
PRINCIPAL BEDROOM WITH EN-SUITE PLUS  
FAMILY BATHROOM  
LIGHT AND AIRY ENTRANCE HALL AND  
SPACIOUS LANDING  
STUNNING EXTENDED REAR DINING ROOM  
LARGE SITTING ROOM, OFFICE/STUDY AND  
GAMES/RECEPTION ROOM



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## Princes Risborough

The attractive market town of Princes Risborough offers a post office, 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 Monks Risborough Church of England Primary School within a short walk from the property.

Further schooling can be found in Aylesbury and High Wycombe.

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 - 36 minutes approx) and the Midlands.





## Description

A Distinguished and Substantial Family Home of Exceptional Quality. This impressive and beautifully presented four-bedroom detached residence offers an abundance of versatile living space, perfectly suited to modern family life while retaining an air of elegance and sophistication throughout. Located on a sought-after residential road.

The property is entered via a welcoming, light-filled entrance hallway which immediately sets the tone for the space and quality on offer. A bright and airy landing leads to four generously proportioned double bedrooms, three of which benefit from fitted wardrobes. The principal suite enjoys the luxury of its own private en-suite, while a well-appointed family bathroom serves the remaining bedrooms.

The ground floor accommodation is both expansive and thoughtfully arranged. To the rear of the home, a truly stunning and grand dining room has been created as part of an extension, providing a magnificent setting for entertaining and formal occasions. A large and comfortable sitting room offers an ideal space for relaxation, while a dedicated office/study caters perfectly for home working. Further reception space is provided by a games room/additional reception room, enhancing the flexibility of this exceptional home.

The kitchen/diner features a generous breakfast area and enjoys delightful views across the rear garden, making it the heart of the home for everyday family living. Additional practical features include a downstairs WC and a separate utility room.

Externally, the property continues to impress with a substantial driveway providing ample off-road parking and access to a double garage. The rear gardens are beautifully maintained, predominantly laid to lawn and bordered by mature shrubs, offering both privacy and a tranquil setting. A large patio area provides an excellent space for outdoor dining and entertaining.

This outstanding family home effortlessly combines space, comfort and refined living, making it a rare opportunity for discerning buyers. Early viewing is highly recommended to fully appreciate all that this exceptional property has to offer.





## General Remarks and Stipulations

### Tenure

Freehold

### Post Code

HP27 0JH

### Services

Mains Drainage, Mains Water, Mains Gas

### Viewing

Strictly by appointment with Bonners & Babingtons

### EPC Rating

TBC

### Fixtures and Fittings

Via Separate Negotiations

### Local Authority

Buckinghamshire Council

### Important Notice

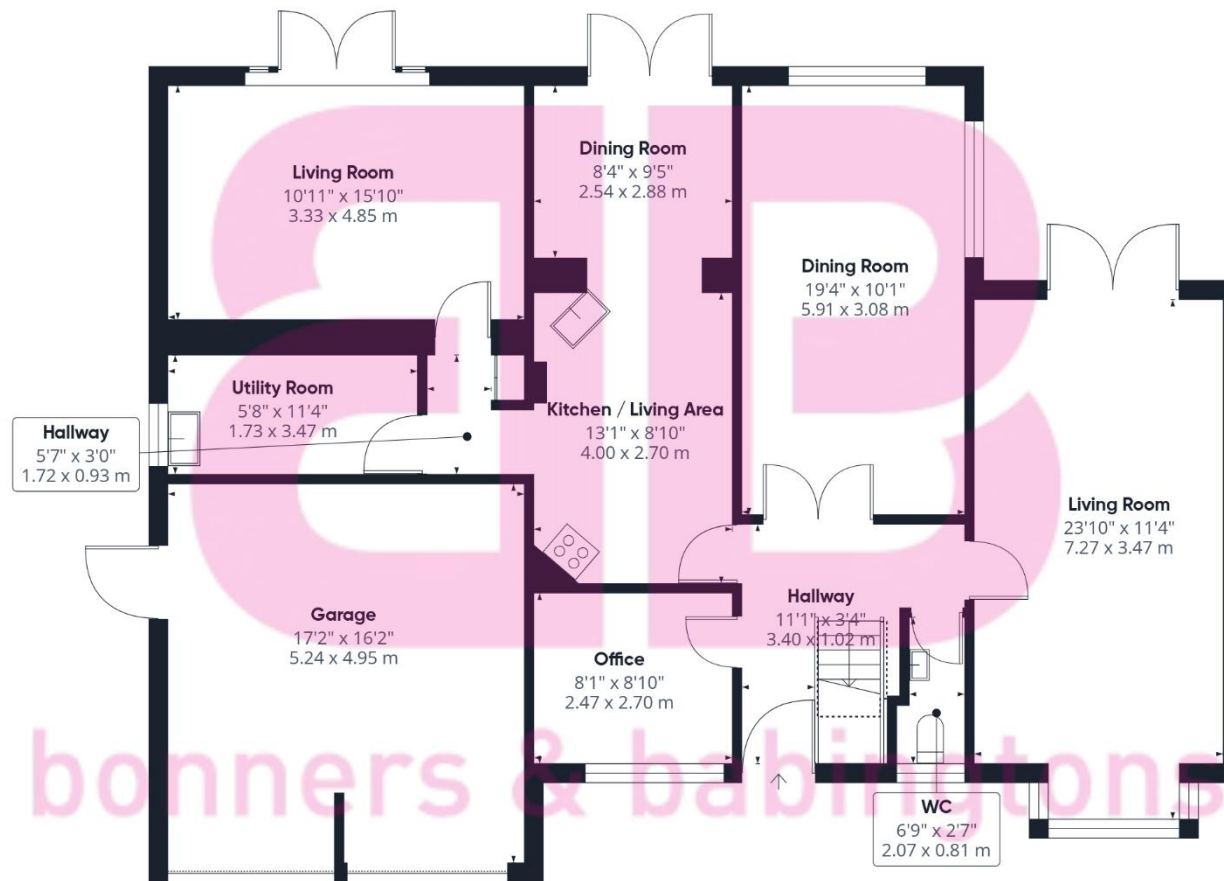
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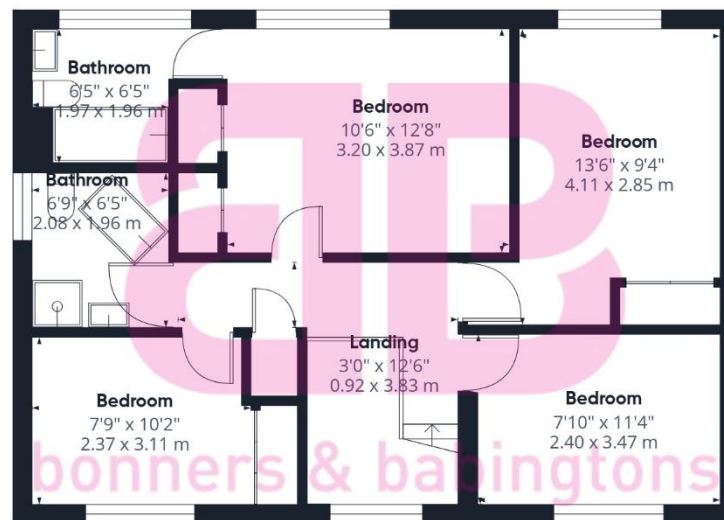
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Ground Floor



Floor 1

Approximate total area<sup>(1)</sup>

2011 ft<sup>2</sup>

186.8 m<sup>2</sup>

Reduced headroom

12 ft<sup>2</sup>

1.1 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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