





## Property Features

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- Impressive Family Home
- 5 Bedrooms, Principal with En Suite
- Generous Lounge
- Sun Room with Balcony
- Living Room & Dining Room
- Expansive Basement
- Generous Rear Garden
- 2 Garages with Ample Driveway
- Within Walking Distance of the town
- EPC 51E / Council Tax Band G

## Full Description

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Located just a short stroll from both the heart of Princes Risborough and the railway station, this impressive five-bedroom detached home offers a rare opportunity to acquire a substantial property with generous living accommodation and a highly versatile layout. Set within mature gardens and benefitting from ample off-street parking, two garages, and a basement, this is a home that effortlessly blends comfort, practicality and location.

On entering the property, you're welcomed into a useful lobby area, ideal for storing coats and shoes, which leads into a spacious and inviting hallway, forming the hub of the ground floor and providing access to an excellent range of well-proportioned reception rooms and balcony.

The dining room and kitchen are positioned at the front of the house. The kitchen offers a practical layout with an Aga and ample cupboard space and is complemented by a separate utility area, keeping the day-to-day essentials neatly tucked away. The dining room easily seats 10 and flows effortlessly into the living room with views over the rear garden, creating a welcoming and versatile space that's equally well-suited to relaxed family living or entertaining guests in comfort and style. Also looking over the rear gardens, the drawing room flows seamlessly into a bright and airy sun room, which enjoys uninterrupted views over the rear garden and opens out to the balcony which is a tranquil vantage point— a peaceful retreat at any time of day.

Upstairs, the first floor provides five generous bedrooms. The principal bedroom enjoys the benefit of its own en suite shower room, offering privacy and a touch of luxury. The remaining bedrooms are all of good proportions and are served by a family bathroom, alongside a separate toilet to accommodate the needs of a busy household.

An additional highlight of this home is the extensive basement, which spans the full footprint of the house. This highly flexible space offers a wealth of possibilities, whether used for storage, a home gym, games room, workshop, or a combination to suit individual needs and lifestyles. Externally, the property features two garages, which offer ample room for parking or storage, while the large private driveway comfortably accommodates multiple vehicles. The rear garden is generous in size, laid mostly to lawn with several seating areas, mature trees and shrubs providing privacy and an attractive setting for outdoor living.

















