

**Wycombe Road,  
Princes Risborough,  
Buckinghamshire,  
HP27 0EY**

David  
**Doyle**  
Sales and Lettings

**Guide Price £1,200,000** Freehold



Introducing a stunning, brand new 4 bedroom detached family home strategically located for easy access to the town and mainline station. This meticulously designed and exceptional residence showcases spacious and well lit interiors, highlighted by an impressive kitchen/family room situated at the back of the house. Every detail has been carefully considered, from the superior construction to the beautifully crafted custom made furniture and an impressive A rated energy performance.

The property comprises an inviting entrance hall, a study, a cloakroom, and a sitting room adorned with a wood burner and sliding doors opening to the garden. The kitchen/family room is the epitome of elegance, featuring a bespoke media wall and a hand crafted kitchen with Quartz counter tops. Equipped with Siemens appliances, including a Bora induction hob with a built in extractor, two ovens, a steam oven, a microwave, and a dishwasher, this space is illuminated by large sliding doors leading to the garden. The utility room, finished to the same high standards, is conveniently accessed from the kitchen and connects to the boot room, which has a courtesy door to the garage.

On the first floor, you`ll find a luxurious family bathroom with Duravit fittings, along with two en-suite bedrooms (bedrooms one and two) boasting stylish designs and full length windows. Additionally, there are two more spacious double bedrooms. The property offers ample driveway parking for multiple vehicles, complete with an electric car charger, and a garage with an electric door. The rear garden is a tranquil oasis, featuring a spacious porcelain patio, mature trees, a lawn, and hot and cold outdoor taps.

Princes Risborough is a vibrant market town with plenty of charm. A train station in the town centre keeps residents connected to Oxfordshire and London in under an hour, with quick bus links to the surrounding towns, including the popular High Wycombe and Aylesbury.

One of the key attractions of Princes Risborough is its fantastic schooling options. The town is home to a number of well-regarded primary and secondary schools, catering to the educational needs of children of all ages. These schools have a reputation for providing a high-quality education and a supportive environment for students to thrive in.

Based between the Aylesbury Vale and the Chiltern Hills, it's surrounded by rolling countryside and beautiful green space ; Also transportation links in Princes Risborough are excellent, making it a convenient place to live for commuters. The town is served by the Chiltern Railways line, which provides fast and frequent services to London Marylebone, making it easy for residents to travel to the capital for work or leisure. The M40 motorway is also easily accessible from the town, providing convenient road links to London and the surrounding areas.

An attractive landmark for the area is the nearby chalk hill carving, the Whiteleaf Cross, which can be enjoyed on a number of scenic walks. Other points of interest include the Lyde Gardens and the Brush Hill nature reserve, offering perfect picnic spots.

Strollers can rest their legs at a number of quintessential British pubs, including the Pink and Lily and The Whiteleaf Cross, with a vast choice of other local pubs in the surrounding villages. However, there are also a great selection of contemporary alternatives

Local produce is displayed in the bustling street market every Thursday, with a mixture of high-street favourites, independent boutiques and coffee shops also available in the town centre. For bigger shopping trips, malls such as Friar`s Square Shopping Centre, Eden Shopping Centre and Broadfields Retail Park are all just a short drive away, as well as lots of theatres, cinemas and community clubs

In conclusion, Princes Risborough is a wonderful town that offers a high quality of life making it a perfect place to live for families

STUNNING BRAND NEW 4 BED DETACHED HOME

IMPRESSIVE OPEN PLAN KITCHEN / FAMILY ROOM

FINISHED TO A HIGH STANDARD THROUGHOUT

TWO EN-SUITE AND A FMAILY BATHROOM

SITTING ROOM. STUDY

UTILITY. CLOAK ROOM

DRIVEWAY. GARAGE

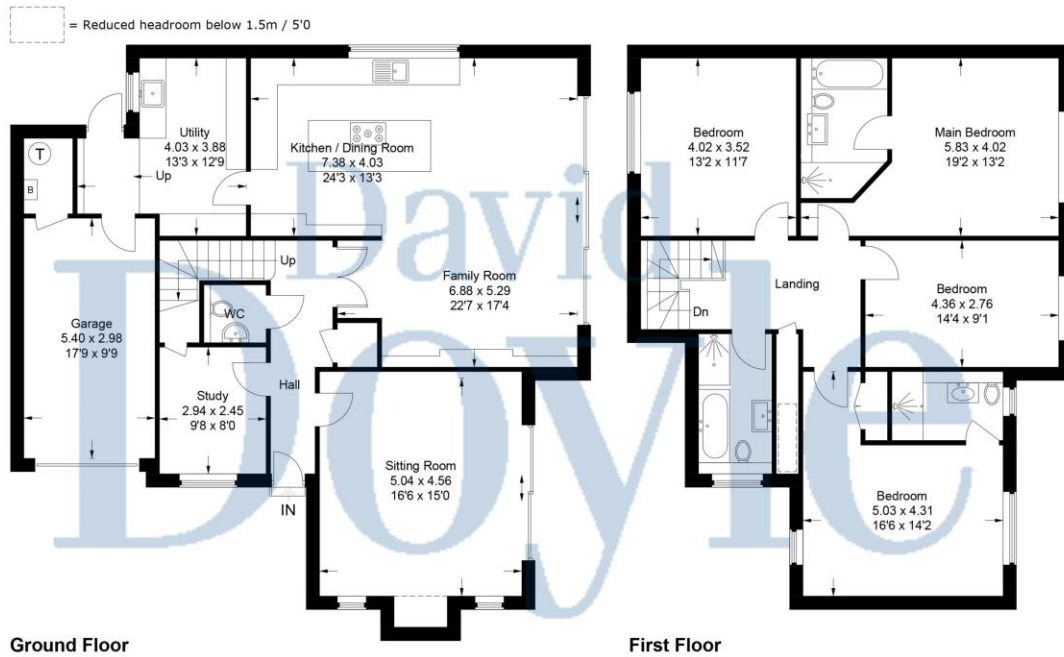
PLEASANTLY PRIVATE REAR GARDEN

CLOSE TO LOCAL AMENITIES AND MAINLINE STATION

VIEWING IS A MUST

Council Tax To Be Confirmed

Tenure -Freehold



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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**CALL 01442 248671 OR EMAIL [BOXMOOR@DAVIDDOYLE.CO.UK](mailto:BOXMOOR@DAVIDDOYLE.CO.UK) TO BOOK A VIEWING**

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