



Pippins Horsenden Lane, Princes Risborough - HP27 9NE

Offers over £900,000

TR TIM RUSS
& Company



Pippins Horsenden Lane

Princes Risborough



- Four bedroom detached family home
- Quiet semi rural lane
- Close to mainline station
- Kitchen/family/dining room
- Sitting room, study
- Shower room, utility room
- Private rear garden
- Double garage & driveway parking

Nestled between the Chiltern Hills and the Vale of Aylesbury, Princes Risborough combines countryside charm with excellent commuter links. The town offers a traditional High Street with independent shops, cafés and pubs, a strong community atmosphere, and access to beautiful walking and cycling routes, including the famous Whiteleaf Cross. Princes Risborough station provides regular trains to London in under 45 minutes, while nearby road links offer easy access to the M40 and surrounding towns. The town is also well served by regular bus routes linking High Wycombe and Aylesbury, making it convenient for local travel as well as commuting. Altogether, it's a sought-after location for those seeking a balance of rural beauty and modern convenience.

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: D



This modernised and extended four bedroom detached home is set on a quiet no through semi rural lane on the edge of Princes Risborough, enjoying open views across fields towards the Chiltern Hills. Since 2016, the property has undergone significant refurbishment, including a full width rear extension in 2019 with Monocouche render and full-height aluminium sliding doors opening onto a private garden.

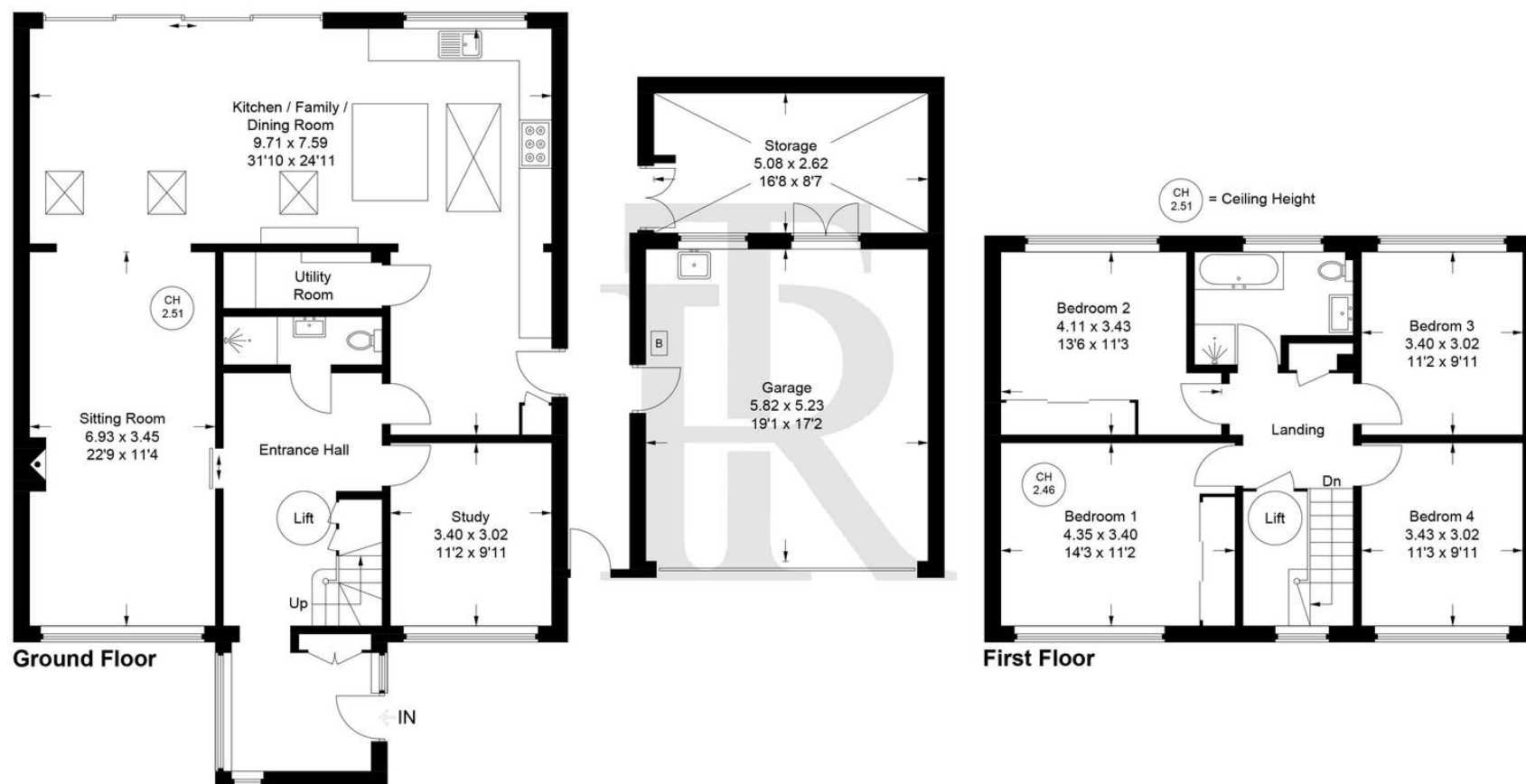
The spacious open-plan kitchen, dining and family area is filled with natural light from skylights and large windows, and features Shaker-style units, Quartz worktops, a breakfast island, Rangemaster oven, Bosch microwave and space for an American style fridge freezer. A separate utility room provides access to a covered side passage connecting the front, rear and garage.

The ground floor includes a welcoming porch with built in storage, a hallway with an oak and glass staircase, a 22 ft. sitting room with open fireplace, a modern shower room, and a study overlooking the front garden. Upstairs are four double bedrooms, with bespoke storage in some rooms.

Outside, the private rear garden features a lawn, porcelain tiled patios, a composite decked terrace, and mature planting offering excellent seclusion. The driveway accommodates five cars, and there is a double garage with power, a sink, and an adjoining store housing the oil tank.

Within walking distance of Princes Risborough train station, the property offers easy access to local shops, schools, leisure facilities, and the Phoenix Trail, and falls within the catchment for grammar schools.





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Approximate Gross Internal Area

Ground Floor = 115.7 sq m / 1245 sq ft

First Floor = 67.4 sq m / 725 sq ft

Garage / Storage = 45.5 sq m / 490 sq ft

Total = 228.6 sq m / 2460 sq ft

Floor Plan produced for Tim Russ & Company by Media Arcade Ltd ©.

Illustration for identification purposes only. Window and door openings are approximate. Whilst every attempt is made to assure accuracy in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



Tim Russ and Company

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