



Jacobs Meadow, Princes Risborough

Guide Price £550,000

 **TIM RUSS**
& Company



Jacobs Meadow

Princes Risborough

- Built in approx 2021 with the remainder of the new build 10 year warranty
- Landscaped garden with artificial lawn
- Covered seating area and summer room with power and heating
- Electronically operated gated off-road parking
- Modern open plan kitchen living area
- Kitchen island with breakfast bar
- Modern bathroom with shower bath
- Bespoke storage solutions
- Air conditioning, air source heating and underfloor heating
- Town centre location in a small close

Princes Risborough is a sought-after market town at the foot of the Chiltern Hills, offering a charming blend of character and convenience. The High Street provides a range of shops, cafés, restaurants, and everyday amenities, while the surrounding countryside offers plenty of opportunities for walking and outdoor pursuits. The town is well-connected, with direct rail services to London Marylebone and good road links to High Wycombe, Oxford, Aylesbury, and the M40. With well-regarded local schools, attractive surroundings, and excellent commuter connections, Princes Risborough is an appealing choice for families and professionals alike.



Jacobs Meadow

Princes Risborough

This beautifully presented detached bungalow, built in approximately 2021, offers contemporary and low-maintenance living in a private close just behind the High Street. The property benefits from the remainder of its 10-year new build warranty.

The two bedrooms feature bespoke built-in wardrobes, modern flooring and large windows. The impressive open-plan living space leads into a stylish modern kitchen with integrated appliances and breakfast bar. Electronically operated skylights and large windows create a bright, airy feel, while built-in storage, air conditioning, an air source heat pump and underfloor heating provide added comfort.

The modern bathroom includes a shower bath, heated towel rail and storage, with a separate utility room and cloakroom providing further practical space.

Outside, the landscaped garden features artificial lawn, mature planting and a covered, heated seating area with lighting. A separate summer room with power and heating offers additional year-round living space. The property also benefits from secure electric gates, fenced boundaries and extensive off-road parking.

A rare town-centre gem combining style, privacy and practicality.

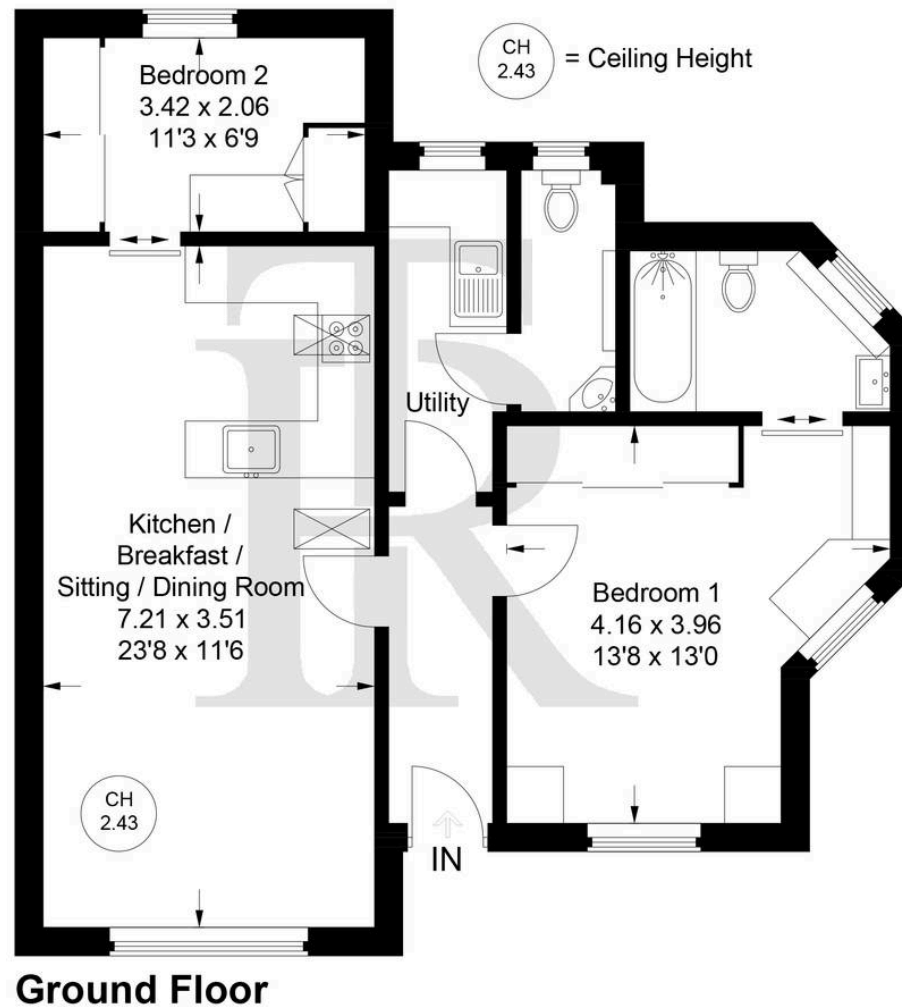
Council Tax: Band D

Tenure: Freehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:





Ground Floor

2 Jacobs Meadow, HP27 0EH

Approximate Gross Internal Area = 65.0 sq m / 700 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

Tim Russ Ltd, 1 High Street - HP27 0AE

01844 275522 • p.risborough@timruss.co.uk • timruss.co.uk/

By law we must verify every seller and buyer for anti-money laundering purposes.

Checks are carried out by our partners at Lifetime Legal for a non-refundable £65 (incl. VAT) fee, paid directly to them.

For more information please visit our website.



Particulars described on our website and in marketing materials are for indicative purposes only; their complete accuracy cannot be guaranteed. Details such as boundary lines, rights of way, or property condition should not be treated as fact. Interested parties are advised to consult their own surveyor, solicitor, or other professional before committing to any expenditure or legal obligations.