

Shootacre Lane, Princes Risborough

In Excess of £700,000

TIM RUSS & Company







- Detached four-bedroom house
- Three well-appointed bathrooms, including en-suite facilities
- Spacious and versatile accommodation throughout
- Far-reaching countryside views
- Detached double garage
- Large private driveway providing ample off-road parking
- Walking distance to Princes Risborough mainline station
- Offered to the market with no onward chain

Princes Risborough is a desirable market town set within the Chiltern Hills, offering a range of shops, cafés, restaurants, supermarkets and local amenities. The property is conveniently located for the mainline railway station, providing direct services to London Marylebone, while the surrounding countryside offers excellent walking and recreational opportunities. The town is also well placed for access to High Wycombe, Aylesbury and the M40, providing excellent connections for commuters.

Spacious four-bedroom detached house on Shootacre Lane with double garage, ample parking, gardens, far-reaching views. No chain. Scope to modernise. Close to town, station, schools.

Situated on the sought-after Shootacre Lane in Princes Risborough, this detached four-bedroom home offers spacious and versatile accommodation, together with attractive views, a double garage and excellent parking. Offered to the market with no onward chain, the property presents a fantastic opportunity for a purchaser looking to modernise and create a home tailored to their own requirements.

The accommodation provides generous living space arranged over two floors, with four bedrooms and three bathrooms, making it suitable for a range of buyers including families and those seeking flexible living arrangements. The property has been well maintained but would benefit from some updating, offering scope for improvement and the chance to add personal style throughout.

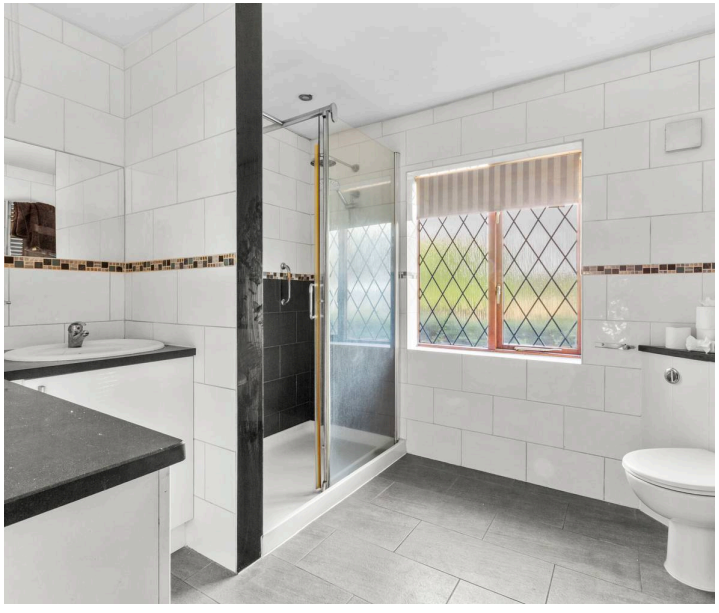
Outside, the property enjoys a good-sized driveway providing ample off-road parking, a detached double garage with a room above and established gardens which complement the home. The elevated position allows for pleasant far-reaching views and a feeling of openness.

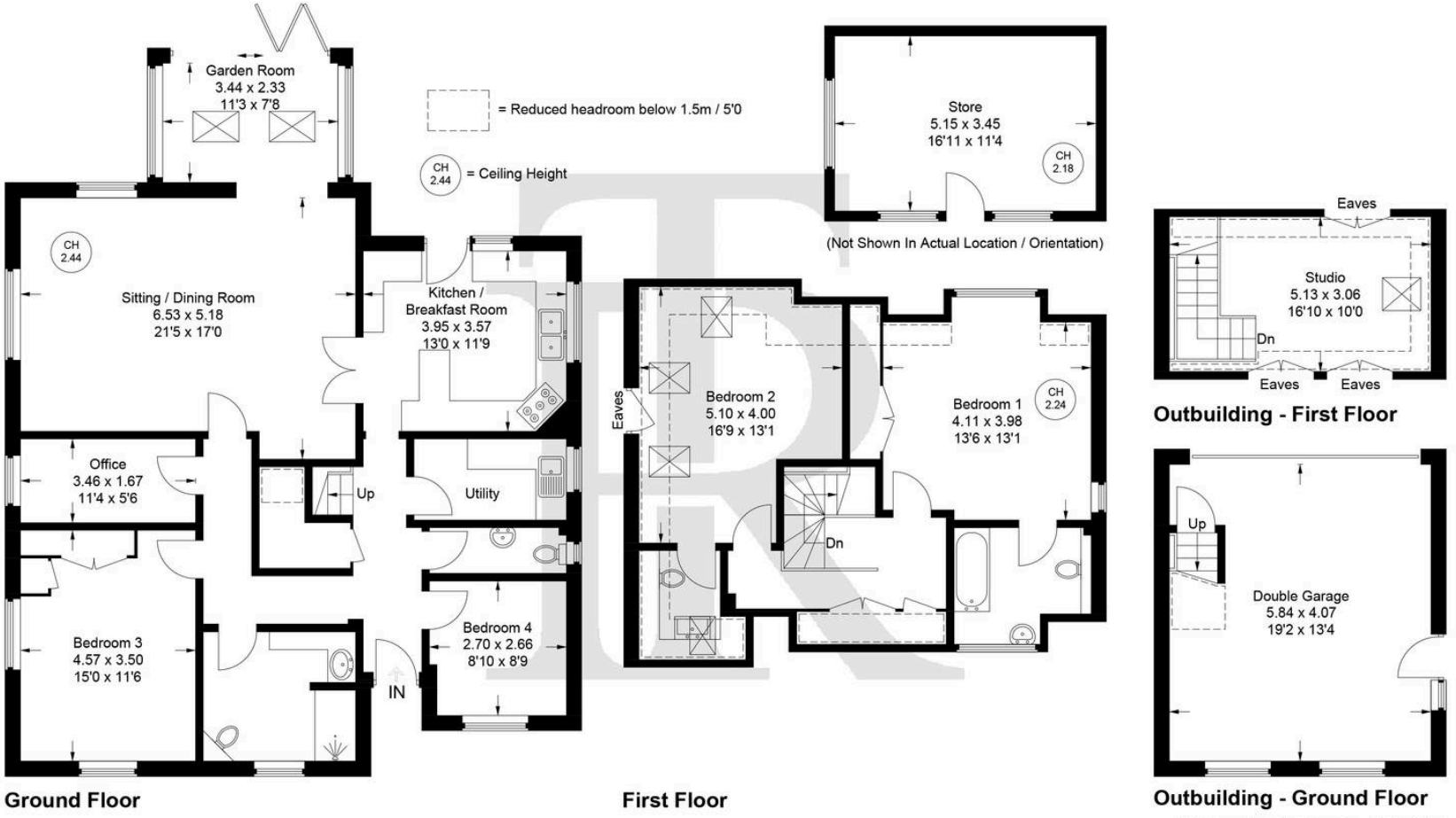
Council Tax band: F

Tenure: Freehold









Pennychase, Shootacre Lane, HP27 9EH

Approximate Gross Internal Area
Ground Floor = 119.7 sq m / 1288 sq ft
First Floor = 59.6 sq m / 641 sq ft
Outbuildings = 63.7 sq m / 686 sq ft
Total = 243.0 sq m / 2615 sq ft

N

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.