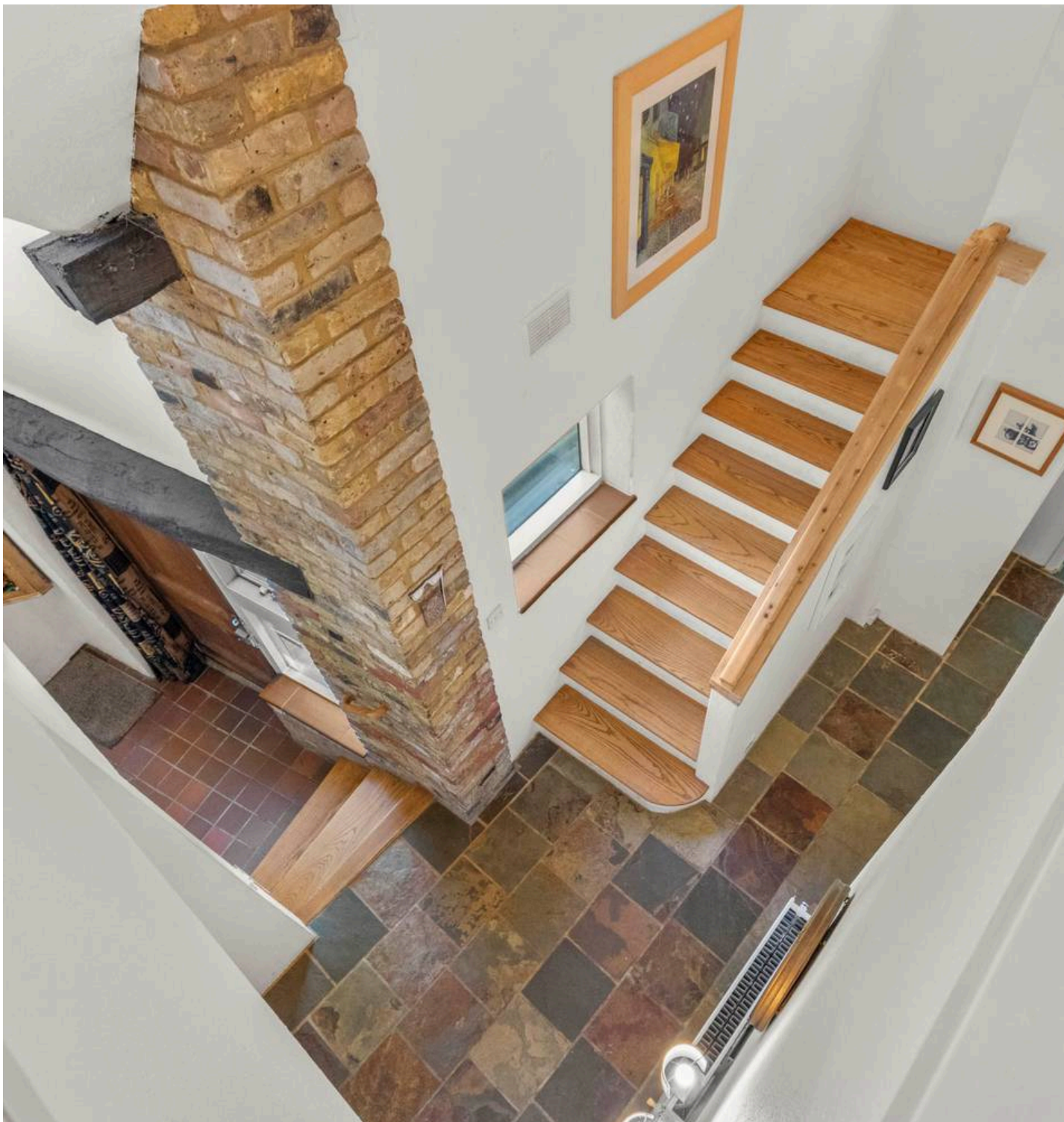




The Coach House Church Lane, Princes Risborough

In Excess of £900,000

 **TIM RUSS**
& Company



Set within a small development of just six converted barns, this attractive four-bedroom home offers a wonderful mix of character, privacy and convenience. Originally part of the Manor House estate, it retains many of the features that make barn conversions so sought after, including vaulted ceilings, exposed timbers and plenty of charm throughout.

The house has a welcoming feel from the moment you step inside, with characterful living spaces that work equally well for family life, entertaining friends or simply relaxing at the end of the day. Period details give the property a sense of history and individuality, while doors opening onto the garden create an easy connection between indoors and out.

Outside, the private walled garden provides a peaceful setting with space to unwind, dine outdoors or enjoy the secluded garden. There is also the practical benefit of driveway parking and a detached double garage.

One of the property's greatest attractions is its location. Despite its peaceful setting, it sits right in the heart of Princes Risborough, with independent shops, cafés, restaurants and everyday amenities all within easy reach. The beautiful Chiltern Hills are nearby for countryside walks, while excellent schools and transport links make it an ideal choice for families and commuters alike.

Offering plenty of character and the opportunity to update and personalise to your own taste, this is a rare chance to own a distinctive home in one of the area's most desirable locations.



Princes Risborough is a popular market town nestled at the foot of the Chiltern Hills, combining the charm of countryside living with excellent everyday amenities. The town offers a vibrant mix of independent shops, cafés, restaurants and traditional pubs, alongside supermarkets, leisure facilities and healthcare services. Surrounded by beautiful Chiltern countryside, it provides easy access to a wealth of walking, cycling and outdoor pursuits, while excellent schooling, including access to Buckinghamshire's highly regarded grammar school system, makes it particularly attractive to families. The town also benefits from direct rail services to London Marylebone and convenient road links via the A40 and M40, making it an ideal location for commuters seeking a balance between town and country living.

- Wealth of original features including vaulted ceilings and exposed timbers
- Four-bedroom family home in a prime town-centre setting
- Detached double garage and driveway parking
- Walking distance to shops, cafés, restaurants and amenities
- Chiltern Hills countryside and scenic walks on the doorstep
- Flexible accommodation extending to four bedrooms
- Scope to refurbish and create a truly exceptional home
- Detached double garage and generous parking







Tim Russ and Company

Tim Russ Ltd, 1 High Street - HP27 0AE

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

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.



