



5 Dovecote Close, Princes Risborough - HP27 9JU

Guide Price £625,000

TIM RUSS
& Company



- Extended detached family home
- Four bedrooms
- South-west facing garden
- Garage and driveway parking
- Cul-de-sac village location
- Walk to station, park and shops
- Grammar school catchment
- Chiltern Hills village setting

Monks Risborough is a sought-after village nestled at the foot of the Chiltern Hills, just a mile from Princes Risborough. Offering a strong community atmosphere, the village benefits from local shops, playing fields, parks, a village church with a range of social clubs and activities, and a scout hut hosting fitness classes and family groups. Residents enjoy a railway halt with direct services to London Marylebone, Oxford and the Midlands, a Good-rated Ofsted primary school, and catchment for the highly regarded Aylesbury grammar schools. The property is also conveniently located for Princes Risborough's town centre, leisure and healthcare facilities.



Council Tax band: F

Tenure: Freehold

EPC rating - D



An extended four bedroom detached house with a south westerly rear garden, garage and driveway parking, situated in a cul-de-sac close to local amenities and playing fields. The property offers 1,344 sq. ft. of accommodation, including an entrance hall with a storage cupboard, a modern cloakroom with underfloor heating, a spacious dual aspect sitting/dining room with flexible living areas and patio doors to the garden, and a kitchen/breakfast room with a walk-in pantry cupboard. Upstairs there are four bedrooms, an airing cupboard and a modern, fully tiled family bathroom with a rain shower over the bath, vanity basin, illuminated demister mirror and heated towel rail.

The property has been well maintained and improved by the current owners, including cavity wall insulation, Everest replacement double glazing, a new bathroom, cloakroom and garden patio in 2022. The fascia boards and guttering were replaced around four years ago, and the rear flat roof was renewed approximately six years ago.

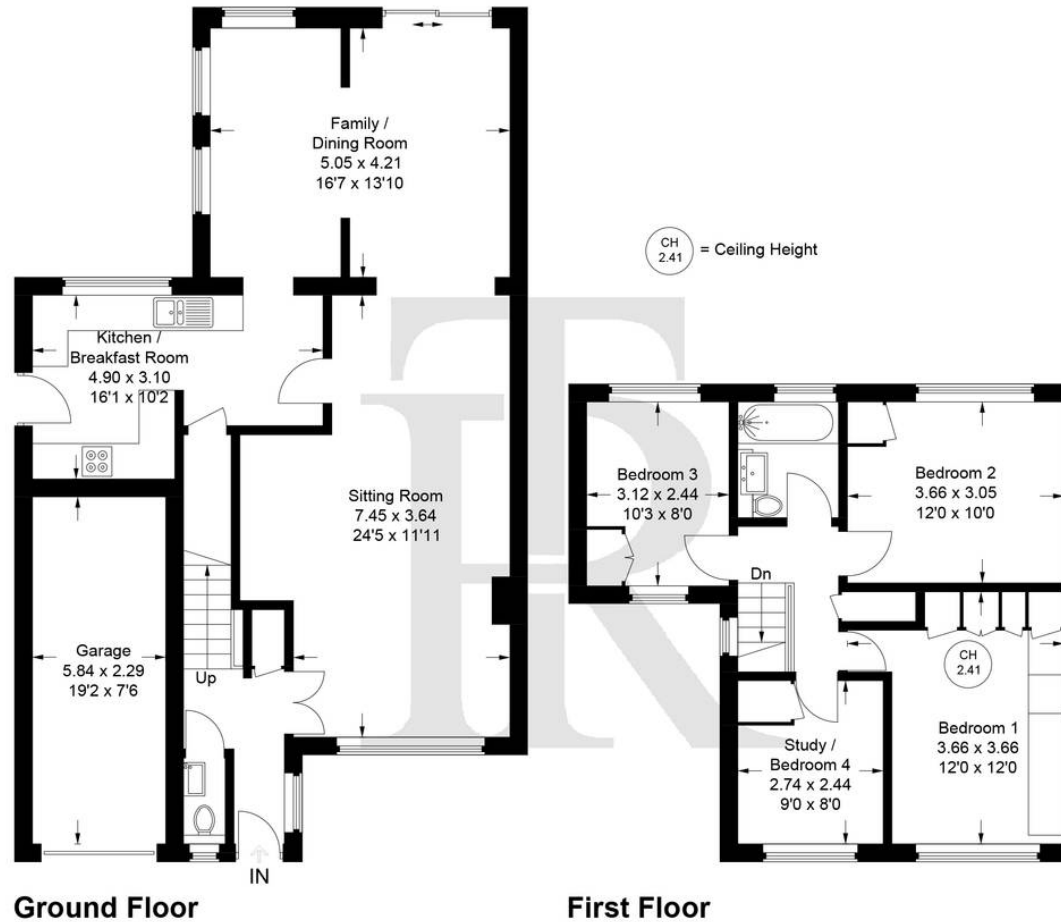
The kitchen has an integrated John Lewis ceramic hob and BOSCH oven, with space for a washing machine, dishwasher, tumble dryer and fridge, while the walk-in cupboard provides additional space for a fridge/freezer. There is also room for a breakfast table and chairs, tiled flooring throughout, and a side door to the garden.

Outside, the front garden is laid to lawn with shrubs and a mature hedge, alongside a block paved driveway leading to the garage, which has power connected. Gated side access leads to the enclosed south westerly facing rear garden, which is mainly laid to lawn with a sandstone patio, stocked flower beds, a greenhouse, an outside tap, and fenced and hedged boundaries.

Council Tax band: F

Tenure: Freehold





5 Dovecote Close, HP27 9JU

Approximate Gross Internal Area

Ground Floor = 75.3 sq m / 810 sq ft

First Floor = 48.9 sq m / 526 sq ft

Garage = 13.2 sq m / 142 sq ft

Total = 137.4 sq m / 1478 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.