



14 Windmill Hill, Princes Risborough - HP27 0EP

Guide Price £825,000

 **TIM RUSS**
& Company



- Four double bedrooms
- Detached home
- Cul de sac location backing onto open fields
- Far reaching views to the front
- Kitchen/dining room
- Sitting room with log burner, study
- Ensuite bathroom and four piece family bathroom
- Walking distance to town centre and railway station

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.



A four double bedroom detached family home, offered with no onward chain, quietly positioned within a cul-de-sac and ideally located within walking distance of the railway station and town centre. The property occupies an elevated position, enjoying far-reaching countryside views to the front, while to the rear it backs directly onto open fields.

The level rear garden features a patio and lawn and benefits from direct gated access onto the adjoining fields, making it ideal for outdoor living and countryside walks.

The house offers generous and versatile accommodation and presents an excellent opportunity for a buyer to personalise and introduce modern enhancements. To the rear of the property is an open-plan kitchen/breakfast/dining room with doors opening onto the garden, complemented by a separate utility room. A dual aspect sitting room features a log burner, alongside a separate study. There is also a cloakroom accessed from the hallway.

The principal bedroom benefits from ensuite facilities and a dedicated dressing room, while the remaining bedrooms are served by a four-piece family bathroom on the first floor.

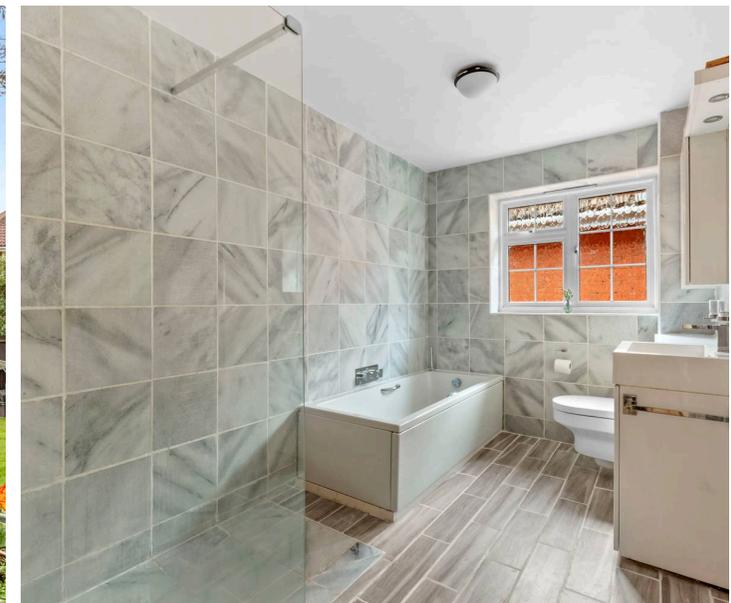
Externally, the property provides a driveway offering parking for at least five vehicles, together with a double garage featuring an electric roller door and internal access to the house.

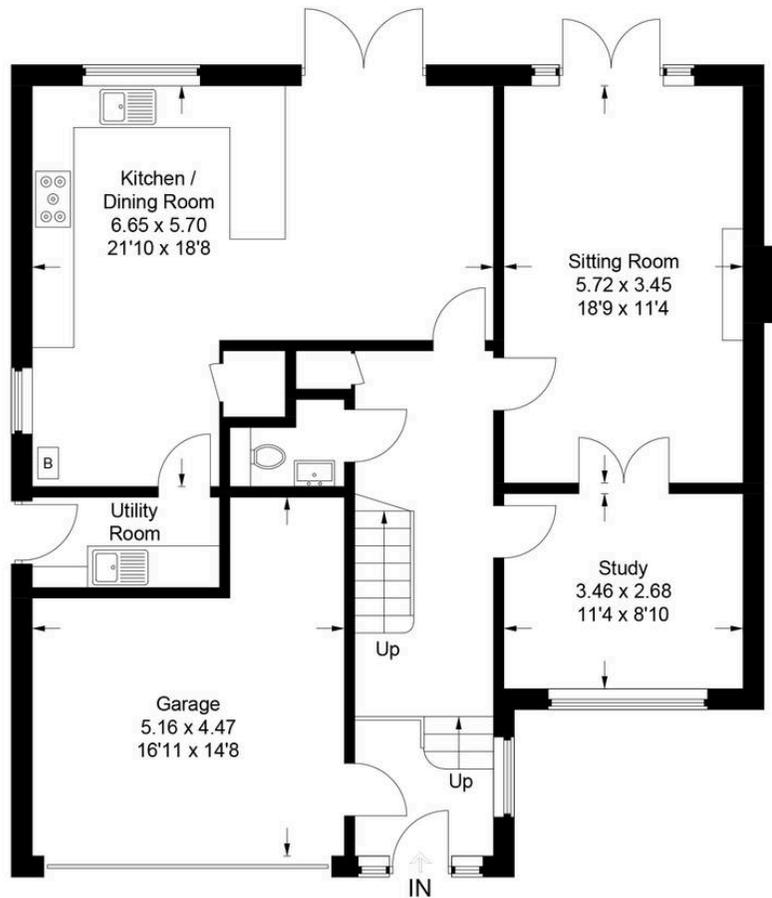
Council Tax band: G

Tenure: Freehold

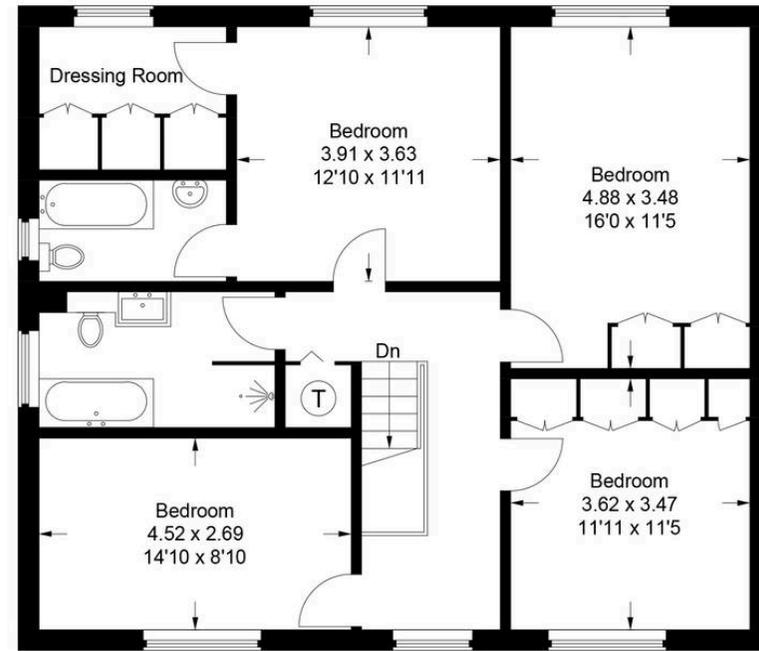
EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D





Ground Floor



First Floor

14 Windmill Hill

Approximate Gross Internal Area
 Ground Floor = 105.4 sq m / 1,134 sq ft
 First Floor = 88.7 sq m / 955 sq ft
 Total = 194.1 sq m / 2,089 sq ft
 (Including Garage)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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