



LITTLE PARK

PRINCES RISBOROUGH

BUCKINGHAMSHIRE

LITTLE PARK

WELCOME HOME...

Set within a quiet cul-de-sac just moments from the heart of Princes Risborough, this detached four-bedroom home has been thoughtfully extended and improved to create a property shaped around modern family life. Generous living spaces, a substantial open-plan kitchen and dining room and several additional reception rooms give the house an exceptional degree of flexibility. Outside, a private rear garden provides space to relax and entertain, while a generous driveway offers practical everyday convenience. With the High Street only around two minutes away, this is a home that combines space, comfort and adaptability with a remarkably central setting.



THE HEART OF THE HOME

The kitchen forms the true heart of the house: a bright, contemporary space designed to work just as well for busy everyday life as it does for entertaining.

Thoughtfully arranged with excellent storage, generous work surfaces and integrated appliances, it feels practical without losing its sense of style. The layout gives everything its place, while still leaving the room open, sociable and easy to move around.

Natural light fills the space, highlighting the clean lines and modern finishes and creating a kitchen that feels calm, welcoming and exceptionally easy to live with.

This is a room designed to be used every day, whether preparing breakfast before school, cooking for the family or simply stopping for coffee in the middle of a busy afternoon.

"The room where everyday life naturally comes together."





A PLACE TO COME TOGETHER

Flowing naturally from the kitchen, the dining space has been designed around the moments that make a home feel special. Generous enough for a substantial table, it is a setting for slow breakfasts, long lunches and evenings that continue well beyond dinner. The open-plan arrangement keeps conversation moving easily between kitchen and table, while the proportions give the space a sense of occasion without ever feeling formal.

Large bi-fold doors draw the garden into view and flood the room with natural light. Open them fully and the distinction between inside and out almost disappears, allowing summer lunches, drinks on the patio and relaxed evening entertaining to become part of the same experience.

It is a space made not simply for dining, but for gathering.

SPACE TO SWITCH OFF

The main living room has a calm, comfortable feel that makes it an easy place to retreat to at the end of the day.

Generous proportions allow the room to feel relaxed rather than formal, with enough space for the whole family to settle in without losing its sense of warmth. Direct access to the garden brings in natural light and keeps the room connected to the rest of the home.

Alongside it, the snug offers something slightly different a quieter, more intimate space for slower evenings, films, reading or simply closing the door on the rest of the house for a while.

Together, the two rooms give the home a real sense of balance: somewhere to gather, and somewhere to unwind.

“One room for everyone, and another for when you want the world to feel a little quieter.”





A QUIET CORNER

Tucked slightly away from the main living spaces, the study offers a welcome change of pace.

Calm and private, it is the kind of room that can become whatever you need it to be somewhere to read, plan, think or simply step away from the busier parts of the house for a while.

Its position gives it a more peaceful feel, while still keeping it connected to the rest of the home. A comfortable chair, shelves filled with books or a simple desk would all feel completely at home here.

It is not defined by one purpose, and that is exactly what makes it so useful.

"A quieter room, for the moments when you want a little space of your own."



SPACE TO ADAPT

Already converted from the original garage, this substantial room adds another layer of flexibility to an already versatile home.

Currently used as a gym, it offers excellent proportions together with useful mezzanine storage and a large built-in cupboard, giving the space far more potential than a conventional converted garage.

For some, it may remain exactly as it is a dedicated gym, studio, games room or hobby space. For others, its position alongside the adjoining accommodation opens up the possibility of creating something more independent.

Subject to any necessary consents, there is scope here to form a self-contained annexe, making it particularly appealing for an older parent, independent teenager, long-term guest or multi-generational living.





SLOWER MORNINGS START HERE

Set apart from the main living spaces, the principal bedroom has the calm, considered feel you want at the end of the day.

Generously proportioned and beautifully balanced, there is plenty of room for a substantial bed while built-in wardrobes keep the space feeling uncluttered and easy to live in.

The en-suite adds an extra sense of privacy, creating a bedroom that feels like its own little retreat rather than simply somewhere to sleep.

Soft light, generous proportions and a quieter atmosphere give the room a sense of separation from the rest of the house — somewhere to close the door, slow the pace and properly switch off.



ROOM TO GROW

The remaining bedrooms continue the same sense of flexibility, each offering enough space to feel comfortable in its own right.

Whether used for children, guests or older family members, they give everyone somewhere that can feel properly their own rather than simply serving as spare rooms.

Their proportions allow for proper beds, storage and furniture without making the rooms feel crowded, while the layout keeps the first floor feeling balanced and connected.

It is the kind of arrangement that works well now, but also has the flexibility to change over time as family life moves on.

“Rooms with enough space to become whatever life needs them to be.”





OUTSIDE, LIFE SLOWS DOWN

The rear garden feels like a natural extension of the house, with several distinct spaces for sitting, entertaining and simply enjoying being outside.

The patio sits directly beyond the bi-fold doors, making it easy for meals and conversation to drift outdoors during the warmer months. Further into the garden, the raised deck and timber pergola create a more relaxed setting, currently arranged around the hot tub and perfect for slower evenings.

There is enough space here to enjoy the garden properly without it ever feeling demanding, and the different areas give it a sense of variety throughout the day.

It is the kind of garden that works just as well for quiet mornings as it does for summer evenings with friends.





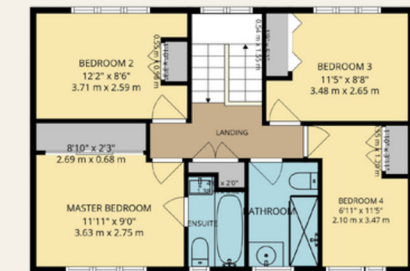
A HOME THAT DOES MORE

From the first step inside, this is a home shaped around real family life.

Generous living spaces, a beautifully extended kitchen, separate places to gather and unwind, four bedrooms and an additional converted room all combine to create a house with genuine flexibility.

Outside, the garden continues that sense of space, with room to dine, entertain and enjoy slower moments throughout the warmer months. Add in the solar panels, EV charger, generous parking and the convenience of Princes Risborough High Street just moments away, and the result is a home that balances lifestyle with everyday practicality.

It is comfortable, adaptable and ready to evolve with the people who live here.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Finer Details



- Moments from the heart of Princes Risborough
- Beautifully extended for modern family life
- Light-filled kitchen at the heart of the home
- Seamless flow from inside to garden
- Multiple living spaces to gather and retreat
- Principal suite with a calm, private feel
- Flexible accommodation with annexe potential
- Private garden made for summer entertaining
- Solar power and EV charging for modern living
- Space to grow into, not grow out of

Ask the Owners Where Do You Go When You Need...



LOCAL SCHOOLS:
Excellent choice of state and independent schools, including highly regarded grammar schools in Aylesbury and High Wycombe.
5 min drive



PUB:
The Three Crowns, Askett
5 min drive



PLACE OF INTEREST:
Chinnor & Princes Risborough Railway
5 min drive



PUBLIC TRANSPORT:
Princes Risborough station
4 mins drive



PINT OF MILK:
Tesco Superstore.
2 min drive



PLACE TO EAT:
Villa Bianca
2 min drive



TAKEAWAY:
Princes Fish & Chip Shop
1 min drive



BEST WALKS:
Whiteleaf Hill & The Ridgeway
5 min drive



GYM:
Risborough Springs Swim & Fitness Centre
3 min drive



CHEMIST:
Novus Pharmacy
2 min drive

LITTLE PARK

Little Park, Princes Risborough, Buckinghamshire



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