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7 Hambye Close
Lacey Green, Princes Risborough HP27 0QZ

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An exceptional four-bedroom detached residence, offered to the market for the first time in over 20 years and situated along the highly desirable Church Lane in Lacey Green. This beautifully presented, turn-key home features generous accommodation throughout, including two en-suite bedrooms, a spacious kitchen/breakfast room, and a 19ft principal suite. Enjoying a light-filled, southerly-facing aspect, the property also benefits from a double garage, driveway parking, and immediate access to stunning Chiltern walking routes. Located within easy reach of local village amenities, including a shop and recently updated sports facilities, this is a superb opportunity to secure a refined family home in a sought-after setting.

Ground Floor

Entrance Hallway

Living Room

Dining Room

Kitchen/Breakfast Room

Office/Playroom

Downstairs WC

First Floor

Principle Bedroom with En-Suite Shower Room

Bedroom Two With En-Suite Shower Room

Bedroom Three & Fourth Bedroom

Family Bathroom

Outside

Ample Driveway Parking & Double Garage

Close Proximity To Mainline Station

South Facing Rear Garden

Great Community Within Development

Walking Distance to Amenities







Tucked away along the highly regarded Church Lane in the heart of Lacey Green, this exceptional four-bedroom detached residence presents a rare opportunity, coming to the market for the first time in over two decades. Constructed in an attractive brick and flint style, the home blends timeless character with modern comfort, offering a beautifully balanced and impeccably maintained living environment. From the outset, the property exudes a sense of understated elegance, with a generous driveway and double garage providing ample parking and practicality.

Internally, the home is presented in true 'turn-key' condition, allowing a seamless transition for its next custodians. The ground floor unfolds with a welcoming entrance hallway, setting the tone for the light-filled accommodation beyond. To the left, a well-proportioned living room offers a refined yet comfortable retreat, while the dining room ahead provides an ideal setting for both formal entertaining and family gatherings. This space flows effortlessly into the kitchen/breakfast room, thoughtfully arranged to create a sociable and functional heart of the home, with a natural wrap-around connection back to the hallway. A dedicated study offers an ideal work-from-home space, complemented by a convenient ground floor WC.

The property's southerly-facing rear aspect ensures an abundance of natural light throughout, enhancing the sense of space and openness across all principal rooms. Upstairs, the first floor continues to impress with its generous proportions. The principal bedroom suite extends to approximately 19ft and benefits from a well-appointed en-suite shower room featuring twin basins. A second bedroom also enjoys en-suite facilities, while two further bedrooms-each of an excellent size-are served by a stylish family bathroom. The overall layout is both practical and luxurious, ideal for modern family living. Positioned within one of the village's most sought-after settings, the home enjoys immediate access to the surrounding Chiltern countryside, with picturesque walking routes quite literally on the doorstep.

Lacey Green itself offers a charming community atmosphere, with a local shop for day-to-day essentials and a nearby village hall offering a variety of sporting and social activities and recently introduced padel courts at the tennis courts on the cricket ground. The property is also closely positioned for the ever popular local primary school St.Johns.

This is a rare chance to acquire a distinguished home in a prime village location-combining space, quality, and lifestyle in equal measure.

Hambye Close is within a mile and a half from Princes Risborough Mainline Station with Links to London Marylebone within 30 minutes ideal for commuters looking for easy access into the city.

Agents Note

We may refer you to recommended providers of ancillary services such as Conveyancing, Financial Services, Insurance and Surveying. We may receive a commission payment fee or other benefit known as a referral fee) for recommending their services. You are not under any obligation to use the services of the recommended provider. The ancillary service provider may be an associated company of AIG (KH) Ltd T/A JNP.

AML Disclaimer

Please note it is a legal requirement that we require verified ID from purchasers before instructing a sale. Please also note we shall require proof of funds before we instruct the sale, together with your instructed solicitors.



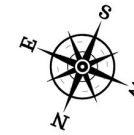
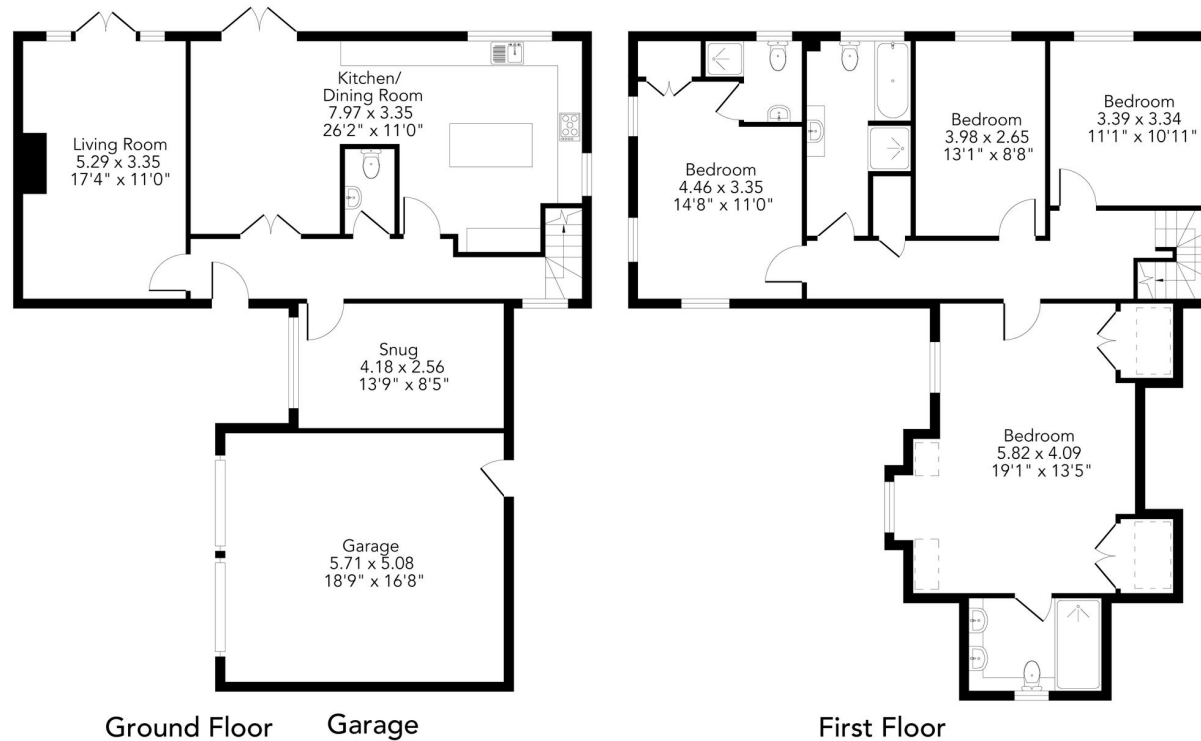


APPROXIMATE FLOOR AREA

House - 167.31 sq m - 1800 sq ft
Garage - 28.97 sq m - 312 sq ft
Total - 196.28 sq m - 2112 sq ft
(Gross Internal Area)

NOT TO SCALE

This plan is for illustration purposes only



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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