

PRIMROSE  
— ◆ —  
LODGE

PRINCES RISBOROUGH



This charming two-bedroom home blends traditional design with modern living, echoing the character of a classic barn conversion. Thoughtfully designed, the ground floor offers a bright and open-plan kitchen, dining, and family area—perfect for entertaining or relaxing—with double doors opening onto a private terrace. At the front of the house, a separate living room provides a cosy retreat for quieter evenings.

Upstairs, you'll find two generously sized bedrooms, both with built-in wardrobes. The master bedroom is

light-filled and positioned for privacy, while the second bedroom is ideal for guests, children, or even a home office. A separate study and a beautifully appointed family bathroom complete the first floor. A cloakroom and useful storage cupboards are also found downstairs, adding to the home's practical appeal.

Designed to fit seamlessly into its surroundings, this home offers all the benefits of a new build while maintaining a timeless, characterful feel. Off-street parking is included for your convenience.

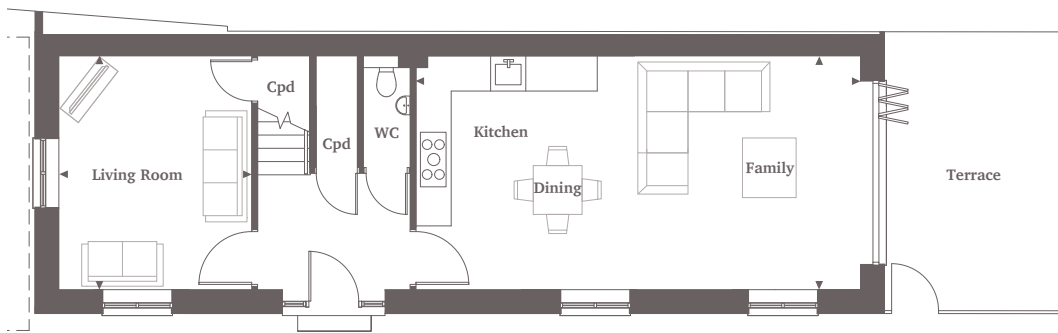


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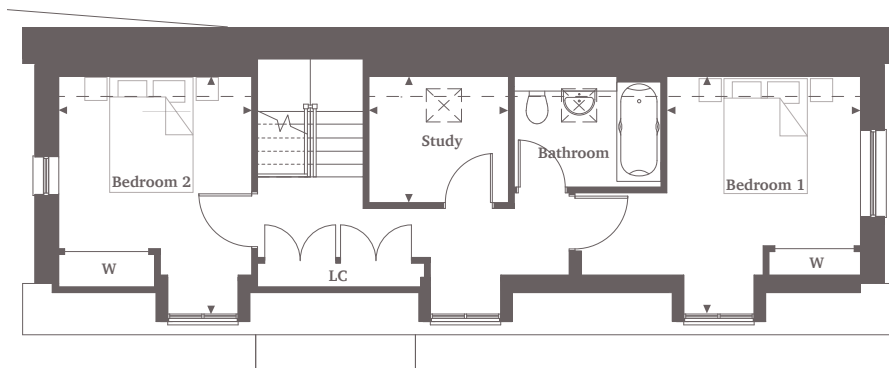
## Floorplan Layout



### Ground Floor

Kitchen/Dining/Family  
7.58m x 3.99m 24'10" x 13'1"

Living Room  
3.99m x 3.29m 13'1" x 10'10"



### First Floor

Bedroom 1  
3.39m x 3.30m 11'1" x 10'10"

Bedroom 2  
3.29m x 2.94m 10'10" x 9'8"

Study  
2.38m x 2.15m 7'10" x 7'1"

## A Stylish Specification

Primrose Lodge is a beautifully designed home featuring high quality specification throughout.

### Kitchen

- Expertly designed layout
- Shaker style doors
- Quartz white shimmer work surface, upstand and splashback behind hob
- Recessed ceiling downlights

All appliances are integrated and are:

- Siemens dishwasher and washer dryer
- Caple induction hob
- Caple extract hood
- Bosch double oven



### Bathroom

- Luxury Minoli Italian porcelain tiles to floors and walls
- Ideal Standard white porcelain sanitaryware with soft-closing toilet seats, complemented by chrome brassware
- Thermostatically controlled rain showerhead with separate hand spray
- Shower enclosure with low profile show tray and sliding frameless door
- Chrome towel rail
- Ceiling downlights

### Interior

- Aerona3 air source heat pump
- Underfloor heating to ground floor
- BT high speed fibre to the premises (BT account required)
- Wiring providing connectivity for audio visual devices in the lounge wired for Sky Q and terrestrial TV
- UPVC windows with security locks and polished chrome handles
- Bi-fold doors, leading onto the rear garden

### Exterior

- Electric car charging point
- High-grade IG Doors composite
- 'Secured by Design' front door with chrome furniture
- Indian Grey Sandstone paving slabs to patios and paths and turf to rear garden
- Useful external tap and outdoor socket at either rear or side of home for easy garden maintenance



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