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Wallingford House
| Wallingford Gardens, Daws Hill, HP11 1QS

Wallingford House

An impressive seven bedroom detached home located on a prestigious no through road and backing on to woodlands.

Nestled in the sought after Daws Hill area, Wallingford House is an immaculately presented family home with over 4,500 square feet of accommodation. The contemporary design and neutral colour palette enhances the spacious feel to this home.

Ground Floor:

Entrance Hall

Kitchen/Breakfast Room

Sitting Room

Dining Room

Drawing Room

Study

Cloakroom

First Floor:

Bedroom One with En-Suite Bathroom

Bedroom Two with En-Suite Shower Room

Bedroom Three/Four

Bedroom Five/Dressing Room

Family Bathroom

Bungalow Annex:

Kitchen

Bedroom One with En-Suite Shower Room

Sitting Room/Bedroom Two

Studio Annex:

Kitchen

Bedroom One

Shower Room







The property offers generously proportioned accommodation comprising an expansive kitchen/breakfast room and four reception rooms to the ground floor with four double bedrooms, 5th bedroom/dressing room and three bathrooms to the first floor. The property offers flexible family living with the addition of two annexes allowing a separate home office or independent living for extended family.

Wallingford House is within walking distance of two Ofsted Outstanding grammar schools and the highly regarded Wycombe Abbey School.

The property is located on a no through road and accessed via electric iron gates leading to a brick paviour driveway with parking for numerous cars in addition to a detached double garage.

The west facing rear garden can be accessed via a gate to the side of the property and backs on to woodland. The beautifully landscaped garden is mainly laid to lawn with mature trees, hedging and flower and shrub beds.

There are expansive terrace and decking areas which can be accessed from the kitchen/breakfast room, dining room and sitting room providing a seamless link between indoor and outdoor living. The garden has the addition of an outdoor heated swimming pool.

Property information:

Tenure: Freehold

Services: Mains electricity, water and sewerage, gas fired central heating

Council Tax Band: G

Local Authority: Wycombe District Council

EPC Rating: D

Nestled in the sought after Daws Hill area, High Wycombe town centre is within walking distance and offers comprehensive shopping, leisure, cultural and business facilities.

Handy Cross also boasts an array of leisure facilities with sports centre, cinema along with Waitrose along with newly constructed Bentley dealership.

Schooling in the area with distinguished private schools Godstowe and Wycombe Abbey being a short distance of the property. Highly regarded grammar schools such as The John Hampden for boys and Wycombe High School for girls being within walking distance. There is easy access to the town's other renowned grammar schools such as the Royal Grammar School for boys. Other schools for children of all ages, in both the public and private sector are within reach.

Whilst being in such an accessible position, protected open countryside and parkland is nearby. Disraeli's former estate at the National Trust owned Hughenden Manor is just over 4 miles away.

For the commuter, High Wycombe train station is a short distance away and will take you to London Marylebone in approximately 27 minutes (fast train) whilst Junction 4 of the M40 provides access to the national motorway network and Heathrow Airport.







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The approximate total area for the elements of the property represented on the floorplan is 434 SqM (4668 Sq.Ft) Excl Bar

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