



Positioned on one of High Wycombe's most sought after roads.

The property in brief comprises, large driveway for several vehicles, carport with electricity points, integral double garage with electric door & garden access. Imposing hallway with tiled underfloor heating which continues to the open plan kitchen. There is a large living room with electric fire place and bi fold doors which open out to the rear garden. Downstairs you will also find two bedrooms both with ensembles, a cloakroom and large downstairs storage area.

To the first floor you have a substantial landing large enough to accommodate an office space. In addition, the landing area also offers an extra space currently used as dressing area but has multi use. Both principal and bedroom two have the added benefit of ensuites, dressing rooms and under eave storage.

Ground Floor

Entrance Hall

Kitchen/Diner

Sitting Room

Cloakroom

Bedroom three with ensuite bathroom

Bedroom four with ensuite bathroom

Integral garage accessed from Kitchen

First Floor

Expansive Landing

Bedroom One with Ensuite Bathroom & Dressing Room

Bedroom Two with Ensuite Bathroom

Office/Dressing room







The property is approached via private electric gates which enters on to a large gravel driveway which provides off road parking for several vehicles and access to a garage and carport. Perfectly tucked away to allow plenty of privacy but located within close proximity of villages such as Marlow, Flackwell Heath & Bourne End as well as High Wycombe town centre being less than two miles away.

The rear garden can be accessed via a side gate, the garage, the kitchen and from the bi fold doors in the living room.

The substantial and attractive west facing rear garden is mainly laid to lawn with box hedging and fencing framing. The well positioned decked patio area which is a perfect spot for enjoying the sunshine throughout the day and alfresco dining. The level garden is the perfect size to add sheds or home offices without consuming garden space.

Property Information

EPC RATING: B

Council Tax Band: G

Tenure: Freehold

Local Authority: Buckinghamshire County Council- 0300 131 6000

Services: Mains electricity, water, septic tank & gas fired central heating.

Further information: TV points in all bedrooms, electric garage door, underfloor heating to hallway & kitchen.

Location

Wycombe Abbey private girls boarding school is on the doorstep of this fine family home. The school which has won multiple awards of excellence and is one of the most preferred private girl's schools in the country. State grammar schools are also well catered for: Wycombe High school for girls and John Hamden for boys which have both been rated outstanding. Alternatively, you have a large array of state schools, Nursery's, and Buckinghamshire New University all within a 10 minute drive.

For Commutes, the property is excellently well places for quick travel. High Wycombe train station, which is just over 1 mile away, serviced by Chiltern Railways allows direct access to London Marylebone in as little as 27 minutes. The M40 junction 4 is located under 1.5 miles away which gives access to the M25, M4 and Heathrow.

Wycombe Leisure Centre, Waitrose, petrol stations and Booker indoor tennis centre, cinemas & John Lewis are all within a 2 mile radius of this family home.

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.



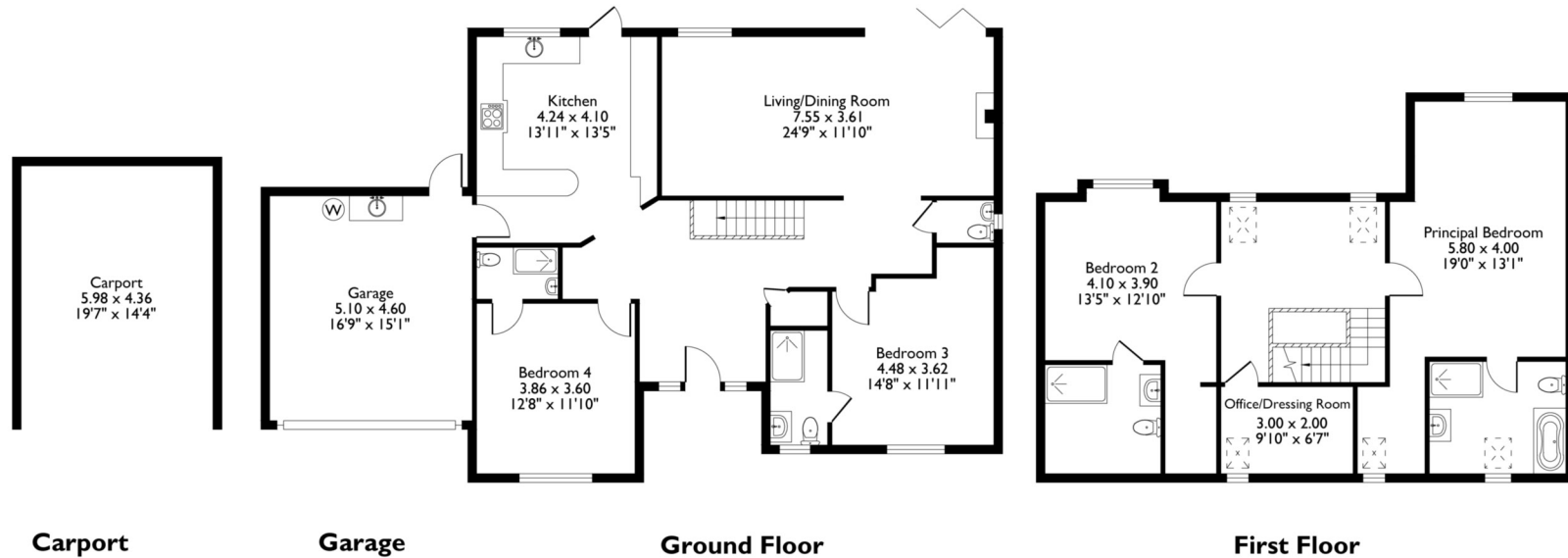


NOT TO SCALE

Daws Hill Lane

Approximate Floor Area
House 238.08 sq m - 2563 sq ft
(Gross Internal Area)
(Including Garage)

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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