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Park Farm Road
Park Farm Road High Wycombe Buckinghamshire HP12 4AF

Park Farm Road

An extremely rare opportunity to purchase a tastefully extended 1920's detached family home in this much sought after tree-lined Avenue that has direct pedestrian access into the National Trust West Wycombe Estate. The property has been extended to create just over 1900sqft of spacious and versatile accommodation. The property boasts a superb open plan area at the rear of the home, a space for many modern families, also giving access directly onto the rear patio and a utility room. There is also a good-sized separate living room and a downstairs cloakroom. On the first floor, there are four bedrooms, with a modern family bathroom and en suite shower room.

Ground Floor

Entrance Hallway

Downstairs Cloakroom

Living Room

Open Plan Kitchen Dining Living Room

Utility room

First Floor

Principle Bedroom

En Suite shower room

Three further Bedrooms

Family Bathroom

Outside

Driveway Parking

Garage

Summer House

Rear Garden







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To the front, there is a front garden laid to lawn, along with a driveway which leads to the rear garden and garage/workshop. The rear garden is a brilliant size and offers a level plot, mainly laid to lawn and enclosed by mature hedgerows and trees.

Location:

The Cottage is set within the heart of the Chilterns, within walking distance to the historic National Trust village of West Wycombe. The neighbouring Dashwood Estate has footpaths leading to woodland walks in every direction. The High Street dates back to the 15th Century and offers specialised shops including a post office, a cafe, two pubs as well as the infamous Hell Fire Caves being at the top of Church Lane. West Wycombe Park is the location for many period television dramas and films whilst the Church of St Lawrence is one of the most famous of all parish churches in England and each year hosts the renowned Chamber Music Festival.

The property is ideally located for the commuter between High Wycombe, London and Oxford. The house is just over three miles from central High Wycombe with its train service to Marylebone in as little as 26 minutes, and a local station at Saunderton only a five-minute drive away. The property also has access to the national motorway network via the M40. The M40 can be easily accessed from Junction 4 and 5 which gives access to London, Heathrow and Oxford.

Freehold Notes

Council Tax band E. EPC band E.

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 JNP Estate Agents Ltd.

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 Gross Internal Area
 Ground Floor = 79.5 sq m / 856 sq ft
 First Floor = 66.1 sq m / 711 sq ft
 Outbuildings = 32.5 sq m / 350 sq ft
 Total = 178.1 sq m / 1,917 sq ft



 = Reduced headroom below 1.5m / 5'0"



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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