



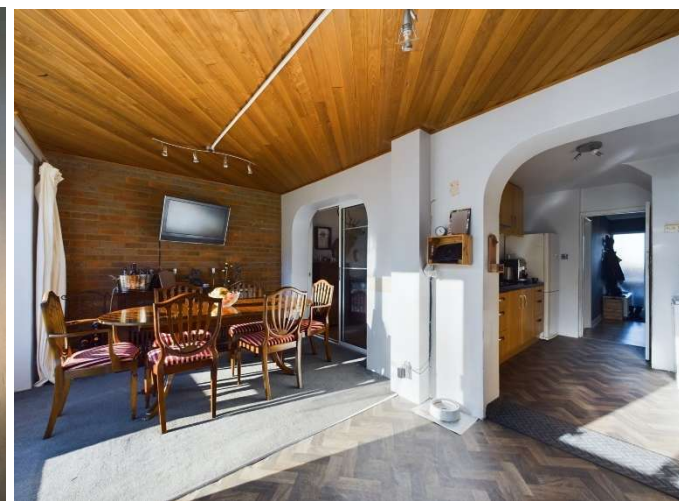
# Ash Close, Walters Ash, Buckinghamshire, HP14 4TR

Guide Price £550,000

Backing onto fields with woodland beyond and set in the heart of The Chiltern Hills a substantial family home with accommodation arranged over three floors. Which includes the Top floor: master bedroom. First floor: three further bedrooms and family bathroom. Ground floor: Living Room (originally two separate rooms now one (conversion back is possible)), kitchen which then leads into a large dining/family room that runs the full width of the property, and a utility room.

Outside: The rear garden mainly faces south and backs onto fields. Beyond this is a protected area of woodland which is part of the area of outstanding natural beauty of The Chiltern Hills. The garden itself is mainly laid to lawn which is accessed from the property via a patio area and steps. As it is south-facing it is ideal for alfresco dining on those warm summer nights. The front is mainly paved with access to the garage (which has access to the rear garden). There is off-street car parking for possibly three vehicles.

This is an ideal family home set in the Chiltern Hills however still close to all the comprehensive facilities of the area.





**Walters Ash**

Walters Ash is located in the heart of the Chilterns, an Area of Outstanding Natural Beauty, and surrounded by Green Belt. Local amenities include a Post Office, shops, a garage and a highly regarded local primary school. Princes Risborough (3 1/2 miles) and High Wycombe (4 miles) provide a wider array of shopping and leisure facilities, excellent secondary schools and main line stations providing links to London, Marylebone (40 minutes) and the midlands (1hr & 30 minutes approx). There is an excellent local bus service and M40 (junction 4) is within 6 miles.

**EPC RATING – D**

**TAX BAND - E**

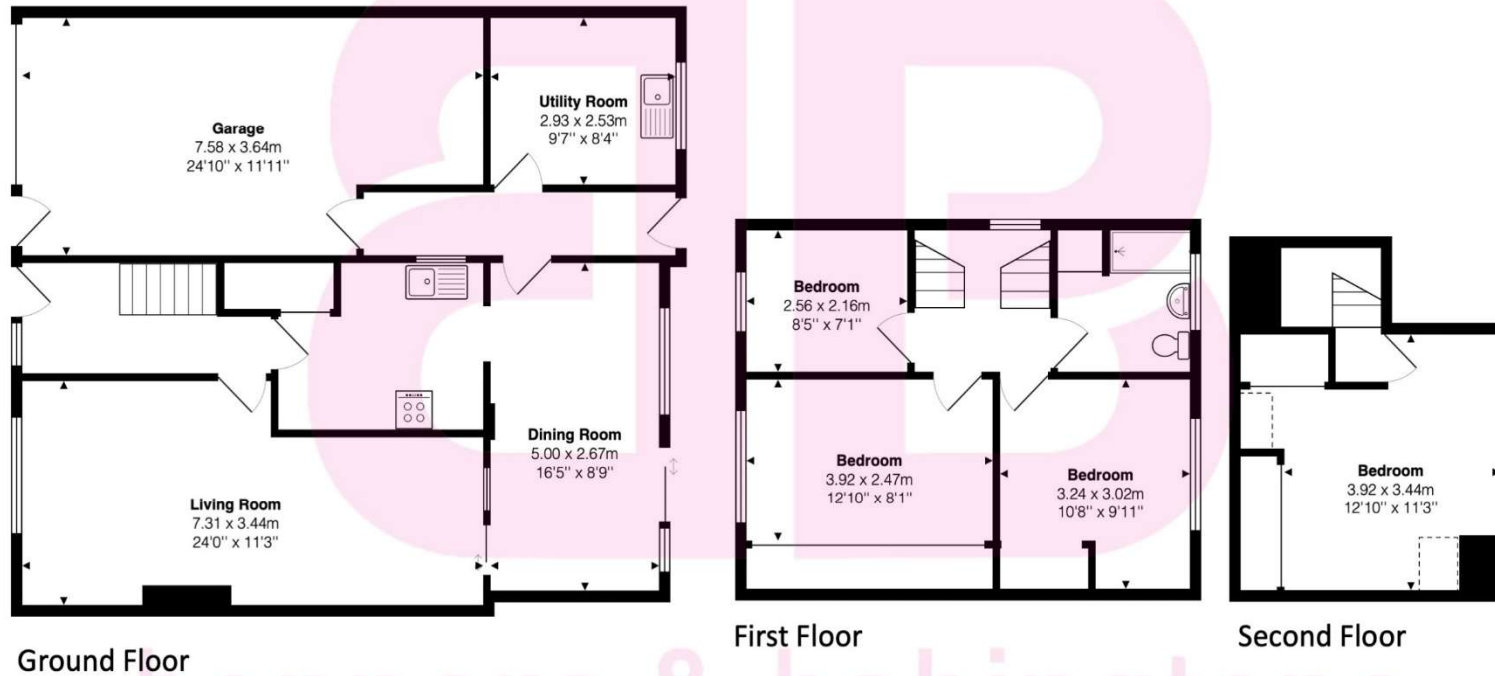


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(91-100)	B		
(81-90)	C		
(69-80)	D	65	81
(55-68)	E		
(39-54)	F		
(21-38)	G		
Not energy efficient - higher running costs			

England & Wales EU Directive 2002/91/EC

# 19 Ash Close, Walters Ash, High Wycombe, Buckinghamshire, HP14 4TR

Approx. Gross Internal Area  
137 sq m – 1472 sq ft



bonners & babingtons

This floorplan is not to scale. It is for guidance only  
and accuracy is not guaranteed

#### Disclaimer

We endeavour to make our particulars accurate and reliable. They are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate and photographs provided for guidance only. No undertaking is given as to the structural condition of the property, or any necessary consents, or the operating ability or efficiency of any service, system or appliance. Prospective purchasers must satisfy themselves with regard to each of these points. If there is any particular aspect of the property about which you would like further information, please contact us, especially, before you travel to the property. B2170

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