



Horsleys Green
High Wycombe



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Horsleys Green, Buckinghamshire, HP14 3UX

Guide Price £650,000

Situated in the heart of the Chiltern Hills is this 4 bedroom detached family home benefiting from versatile accommodation with stunning views to the rear and wonderful countryside walks from it's front door, the current owners have lived in the lane for over 68 years which is a testament to the desirable location! SOLD WITH NO ONWARD CHAIN.

There is a large entrance hallway which connects all rooms, semi open plan living / dining room with a feature fireplace, kitchen with free standing oven, bathroom with separate toilet, three bedrooms all benefitting from fitted storage, an additional reception room previously used as a study and a large conservatory with patio doors to the sunny rear garden.

Originally a bungalow, however the loft has been converted creating two additional rooms, versatile depending on a buyers requirements.

Outside

The rear garden is a real feature of the property, south east facing creating a sun trap, the garden offers an excellent degree of privacy and is laid mainly to lawn with borders of shrubs with stunning views across the green land. The large patio area is the perfect spot for outside Alfresco dining in the warm summer months. To the front of the property there is ample off-street parking for a number of cars leading to the garage.

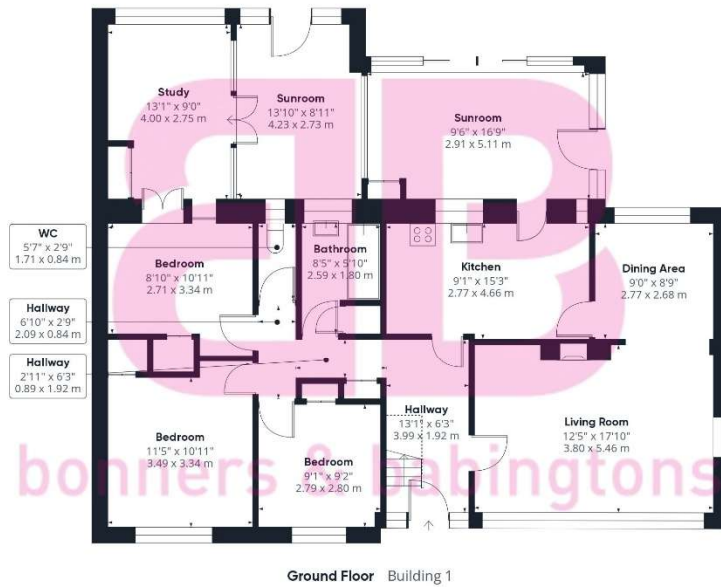




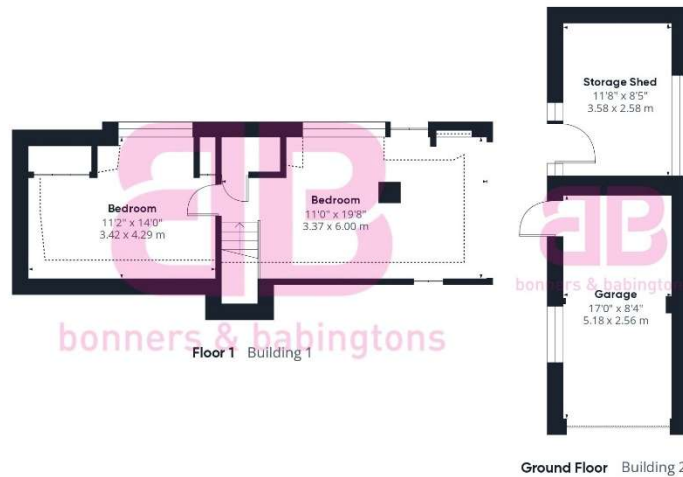
Horsleys Green is a small and popular hamlet surrounded by open countryside. Nearby Studley Green provides a garden centre, local cafe and community centre. The recently constructed retirement home offers further amenities for those over 55 including heated indoor swimming pool, gym, sauna and steam room. As well as a fantastic bistro restaurant open to the local public. Further amenities can be found in the neighbouring village of Stokenchurch which include local shopping facilities, doctors surgery, dental surgery, chemist, café and further local schools. The area boasts beautiful countryside and is nearby to the riverside Town of Marlow and the larger Town of High Wycombe which offers more extensive facilities. Junction 5 of the M40 is located nearby and is ideal for the commuter both to London, Oxford and Birmingham, via either the motorway or the mainline railway service direct to Marylebone, Oxford and Birmingham located in High Wycombe.



Council Tax Band F
EPC - F



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Approximate total area¹⁾

1982.6 ft²
184.19 m²

Reduced headroom

95.38 ft²
8.86 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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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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