



bonners & babingtons

Horsleys Green

Horsleys Green Buckinghamshire HP14 3UT

Guide Price £785,000

Located in a secluded spot with beautifully presented gardens and a sweeping carriage driveway to the front of the property. This three/four bedroom detached bungalow is impeccably presented throughout, offering spacious and light and airy accommodation.

The property in brief comprises a generous entrance hallway, a stunning open plan kitchen diner overlooking the sunny rear garden with ample eye and waist level storage as well as a built in rangemaster, a large living room with an open fire. The master bedroom has stunning views across the fields, leading to a dressing room (which could be a fourth bedroom). One bedroom is currently used as a study. The bathroom provides a walk-in shower, a bath with an inset TV, a vanity unit, a WC - with underfloor heating and floor lights. The utility room can be accessed from the dressing room and has doors to the garden and the garage.

Upstairs there is an additional double bedroom with Velux windows, it has a walk-in wardrobe, toilet and access to eaves storage.

Outside

The horseshoe driveway has parking for approximately six cars, a garage with an up and over door, and side access to the rear. The rear garden is immaculately kept, mainly laid to lawn with shrub borders, a vegetable patch and large patio area. There is a BBQ lodge with a central BBQ and a chimney, seating 12 people, with 3 integrated pull-out beds.



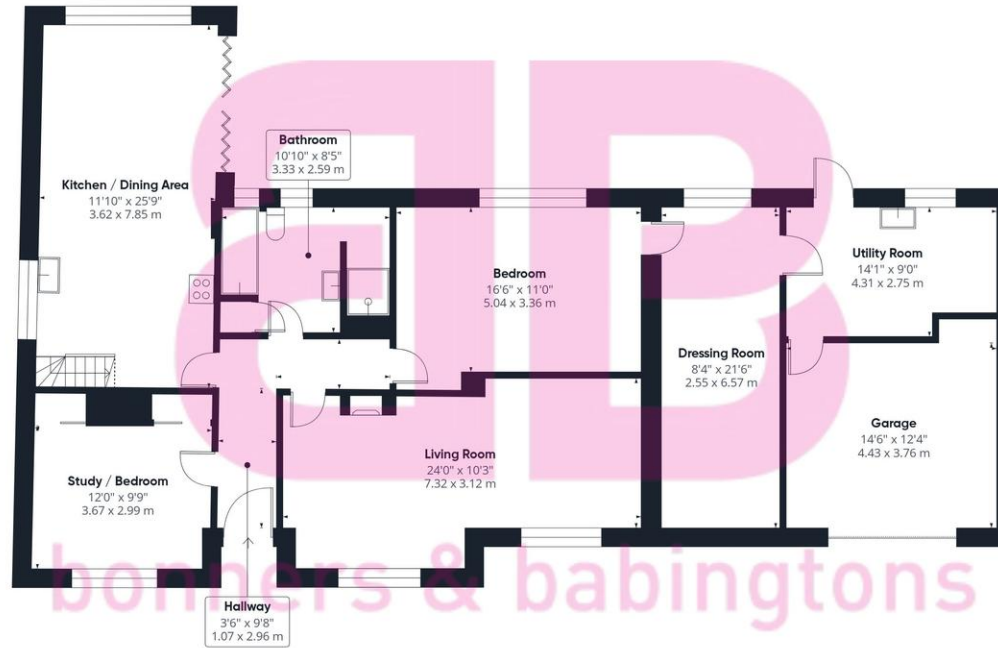


Horsleys Green is a small and popular hamlet surrounded by open countryside. Nearby Studley Green provides a garden centre, local cafe and community centre. Further amenities can be found in the neighbouring village Stokenchurch which include local shopping facilities, doctor surgery, dental surgery, 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.

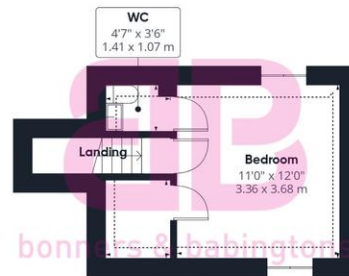


Tenure: Freehold
Council Tax Band: D

Energy Efficiency Rating		Current	Potential
92-100	A		
81-91	B		
69-80	C		
55-68	D	D	D
49-54	E		
35-48	F		
1-34	G		



Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾	1829 ft ²
	170 m ²
Reduced headroom	235 ft ²
	21.9 m ²

(1) Excluding balconies and terraces

Reduced headroom
----- Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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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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