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Old Dashwood Hill  
Studley Green

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Buckinghamshire  
HP14 3XD

Offers in excess of £600,000

This beautifully presented three double-bedroom semi-detached home offers generous living space, a substantial rear garden, and breathtaking views across open fields. Having been cherished by the current owners for over 40 years, the property is a testament to the desirability of this sought-after location and makes an ideal family home.

The ground floor features a welcoming lounge with an attractive feature fireplace, creating a warm and cosy atmosphere during the winter months. A spacious dining room flows into the well-appointed kitchen, which offers a range of eye and waist level units together with integrated appliances, including a double oven. A separate utility room provides additional storage and space for white goods, with convenient access to the rear garden.

Upstairs, the property offers three generously sized double bedrooms. The principal bedroom benefits from fitted wardrobes. Completing the first floor is a modern family bathroom featuring a bath with overhead shower and a heated towel rail.

The rear garden is a standout feature, enjoying an excellent degree of privacy and backing onto open countryside. Predominantly laid to lawn with mature shrub borders, the garden also benefits from a large patio area ideal for al fresco dining and entertaining during the warmer months. At the far end of the garden, a raised decking area provides a wonderful spot to relax and enjoy the stunning views over the surrounding fields. To the front, the property boasts a large gated driveway providing off-road parking for several vehicles, together with a garage for additional storage or parking.

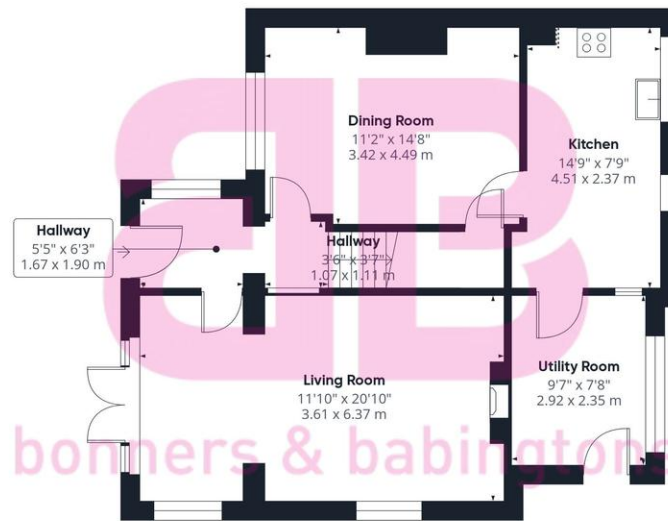




The property is well placed for access to nearby walks in open countryside and beech woodlands and playing fields. There is also a popular Infants School within the village of Studley Green and the nearby village of Stokenchurch has shops for day-to-day use, doctor's surgery, post office, library, Primary School, whilst more extensive facilities can be found in High Wycombe, approximately 5.5 miles distant. There is easy access to the M40 motorway at Junction 5, providing links to Oxford, Birmingham and London. The nearest railway station is in High Wycombe with links to London Marylebone and Birmingham.



Tenure: Freehold  
Council Tax Band: E



Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area<sup>(1)</sup>  
1286 ft<sup>2</sup>  
119.5 m<sup>2</sup>

(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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