



Avalon, Water End Road
High Wycombe

www.bb-estateagents.co.uk



bonners & babingtons



Avalon is a well presented and unique family home, offering well-proportioned and versatile living space with a Self-Contained one-bedroom annex. Set in a peaceful hamlet of Beacons Bottom this home provides a tranquil setting and a plethora of greenery to enjoy. Early Viewings Highly Recommended.

Avalon, Water End Road, Beacon`s Bottom, High Wycombe, Buckinghamshire, HP14 3XE

Offers in excess of £900,000

- DETACHED 4 BEDROOM HOME
- SELF CONTAINED 1 BEDROOM ANNEX
- CHARMFUL FEATURES THROUGHOUT
- PEACEFUL VILLAGE LOCATION
- SPACIOUS DRIVEWAY FOR SEVERAL VEHICLES
- OPEN PLAN LIVING/ DINING AREA
- VERSATILE ACCOMMODATION
- EFFICIENT AIR TO AIR HEATING



1 Karenza, Wycombe Road, High Wycombe, Buckinghamshire, HP14
3DA

01494 485560

stokenchurch@bb-estateagents.co.uk



Location

Beacons Bottom is a superb setting for horse riders and outdoor enthusiasts, with miles of open bridledways just a short walk away. The area forms part of the Chiltern Cycle Route, making it ideal for cyclists of all abilities.

Nestled within the Chiltern Hills on the edge of the Stokenchurch plateau, the village is surrounded by stunning countryside and benefits from an extensive network of footpaths and bridledways. It falls within catchment for highly regarded grammar schools including John Hampden Grammar, the Royal Grammar School, and Wycombe High School.

Everyday amenities can be found in nearby Stokenchurch, offering shops, restaurants, a health center, library and more. For broader retail and leisure options, High Wycombe, Marlow and Oxford are all within easy reach.

Transport links are excellent, with the M40 (Junction 5) approximately 3 miles away, providing direct access to central London (around 35 miles). High Wycombe's mainline station offers fast services to London Marylebone in around 30 minutes, and Oxford is approximately 25 minutes by road.



Description

Avalon is an attractive and well-presented detached family home, ideally situated in the charming hamlet of Beacons Bottom. Arranged over three floors, the property offers spacious and versatile accommodation, perfectly suited to modern family living, while enjoying a private and secluded setting.

The beautifully established garden is a particular highlight, featuring a wonderful variety of mature trees and hedging that create a peaceful outdoor retreat with a high degree of natural privacy. To the front, a generous gravel driveway provides ample off-road parking for several vehicles, complemented by a lawned garden bordered by a substantial mature hedge, enhancing the property's sense of seclusion and kerb appeal.

The principal bedroom is a superb sanctuary, benefiting from a triple aspect, air conditioning, and French doors opening directly onto the garden, creating a seamless connection with the outdoors. In addition, a generous en suite/ dressing room compliments the principal suite including built in wardrobe storage, walk in shower, toilet, sink with storage cupboards, light up mirror and a heated towel radiator.

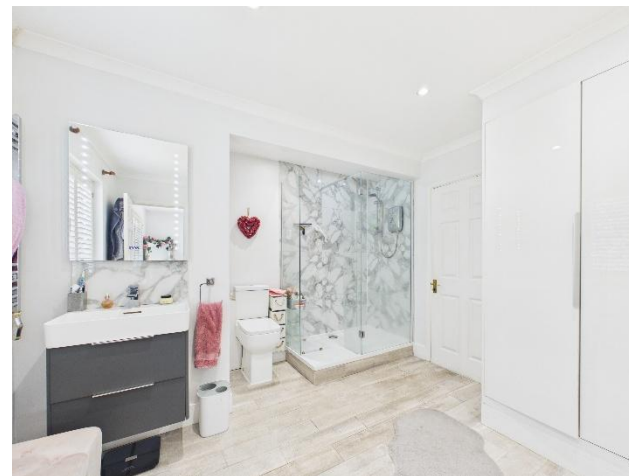
The stylish family bathroom is well appointed with a bath, walk-in shower, and twin vanity units. On the top floor, an additional bedroom enjoys Velux windows framing delightful far-reaching views, together with its own en suite shower room and air conditioning.

The generous open plan living and dining room forms the heart of the home, providing an inviting space for both everyday family life and entertaining. A striking brick-built fireplace with a wood-burning stove creates a warm focal point, while the room flows naturally through to the kitchen, enhancing the sociable layout.

The beautifully appointed annex is a standout feature of the property, offering an abundance of character and charm while providing stylish and self-contained accommodation. Ideal for guests, multi-generational living, or as a potential holiday let, it combines traditional appeal with modern comforts.

The ground floor comprises a bright open-plan kitchen and living area, complete with an open plan kitchen/dining/living area, creating a welcoming and practical space. French doors open onto a decked seating area with direct access to the garden, seamlessly blending indoor and outdoor living. The contemporary bathroom is fitted with a bath and shower and is finished to a high quality.

A staircase leads to the mezzanine bedroom, a delightful and light-filled space enjoying stunning elevated views. The room also benefits from useful eaves storage and an air conditioning unit, ensuring year-round comfort.





General Remarks and Stipulations

Tenure
Freehold

Post Code
HP14 3XE

EPC Rating
D

Viewing
Strictly by appointment with
Bonners & Babingtons

Local Authority
Buckinghamshire Council

Important Notice

Bonners & Babingtons, their clients and any joint agents give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Bonners & Babingtons have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.



Approximate Gross Internal Floor Area

Ground Floor: 112.7 sq m / 1,213 sq ft

First Floor: 25.2 sq m / 571 sq ft

Annexe Ground Floor: 24.9 sq m / 268 sq ft

Annexe First Floor: 24.8 sq m / 267 sq ft

Total: 187.6 sq m / 2,019 sq ft

