



Westover Road, High Wycombe, Buckinghamshire, HP13 5JB

A delightful extended detached family home offered for sale in superb decorative order throughout that enjoys a lovely view towards surrounding countryside.

| Entrance Hallway | Cloakroom | Living Room | Open Plan Kitchen/ Dining/Family Room | Utility Room | Landing | Four Double Bedrooms (Two With En-Suite Shower Rooms) | Study/Bedroom Five | Family Bathroom | Gas Heating To Radiators | Double Glazing | Character Features To Include Wood Flooring And Fireplaces | Double Garage | Secluded Landscaped Gardens | An Internal Inspection Of This Property Is Strongly Recommended |

An imposing detached family home that has been skilfully extended by the current owners to provide substantial well-balanced accommodation that enjoys delightful views across the valley. Situated within this popular private road location the property is within easy reach of the surrounding Chiltern countryside. With accommodation comprising; Entrance Hallway with wood flooring that extends to the ground floor, cloakroom, double aspect living room with fireplace and double doors to garden, stunning triple aspect 25' square luxury open plan kitchen/family room ideal for entertaining and relaxation with a feature fireplace and log burning stove. To the first floor, landing, with four double bedrooms with two en-suite shower rooms, study/bedroom five and family bathroom. To the outside there is a driveway to the front that provides ample parking, charging point and access to a double garage with an electronic up and over door. The gardens have been landscaped with patios and paving surrounding that enjoy a high degree of privacy and enjoy a delightful outlook across the valley towards surrounding countryside.

Price... £975,000

Freehold

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	77	84
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
www.epc4u.com			



LOCATION

The property is situated approximately two miles to the west of High Wycombe in the popular Downley location. Downley village provides convenience stores which cater for all day to day needs and there is a strong village community with various clubs and groups. The town centre is easily accessible and provides an extensive range of shopping facilities and direct rail links to London, Marylebone, Oxford and Birmingham. Access to the M40 motorway is within a 10-minute drive. Surrounding countryside and dog walks are close by.



DIRECTIONS

From High Wycombe town centre proceed out along the A40 West Wycombe Road and continue for approximately two miles. Upon reaching the second set of major traffic lights turn right into Plomer Hill. Once in Plomer Hill take the second turning on the left into Westover Road, where the property can be found on the right-hand side.



ADDITIONAL INFORMATION

COUNCIL TAX

Band F

EPC RATING

C

MORTGAGE

Contact your local Wye Residential office who can introduce you to their Independent Financial Adviser

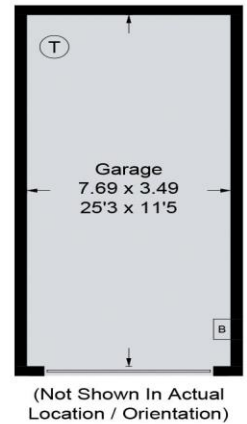
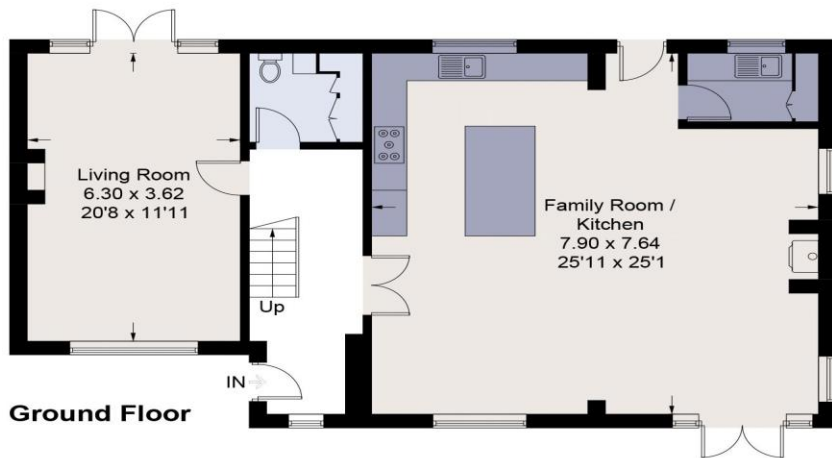


Whilst we endeavour to make our sales details accurate and reliable they should not be relied upon as statements of representation of fact and do not constitute any part of an offer or contract.



2A Westover Road

Approximate Gross Internal Area
Ground Floor = 101.2 sq m / 1,089 sq ft
First Floor = 95.3 sq m / 1,026 sq ft
Garage = 26.9 sq m / 289 sq ft
Total = 223.4 sq m / 2,404 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.
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The **wye** Partnership