



The Common, Downley, High Wycombe, Buckinghamshire, HP13 5YE

Detached bungalow in idyllic location with equestrian facilities with gardens, paddocks and stabling.

| Detached Bungalow in Private Lane with Equestrian Facilities | Extensive Formal Gardens and Paddocks | Ample Scope for Extension and General Updating | Porch | Reception Hall | Inner Hall | Lounge Opening in to Dining Room | Kitchen | Lean to Conservatory | Three Double Bedrooms | En Suite Bathroom to Master Bedroom | Family Bathroom | Idyllic Location | Stabling, Paddocks, Tack Room and Barn | Vacant Possession - Viewing Recommended |

Occupying a most idyllic location set within an area of outstanding natural beauty, this is a fantastic & rare opportunity to acquire this detached bungalow which has extensive formal gardens which wrap around the property and boasts equestrian facilities in the form of paddocks and stabling. Access to the property is via a private lane and the property is the last property before reaching woodland. The bungalow, which is in need of general updating, is on the left of the lane and currently offers three bedrooms, two bathrooms, two reception areas, lean to conservatory, kitchen and a utility room. Planning permission was granted to extend the existing accommodation and can be viewed on the Wycombe District Council planning portal under planning reference 18/05483/CLP. The stables and paddocks are on the opposite side of the lane adjacent to the property and offers 4 stables, a tack room, hay barn and fenced fields and paddocks offering good security. The views of the open countryside surrounding are outstanding. There is no chain with this property and viewings are easily booked via The Wye Partnership.

Price... £1,050,000

Freehold

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		87
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	38	
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



LOCATION

Hawes Green is situated in a most idyllic location in an area of outstanding natural beauty on the edge of Downley Village, verging on Naphill. There is a strong community spirit within Downley Village and there are a number of convenience stores that cater for all day to day needs, two public houses, beauty salon, hairdressers and a number of additional outlets including take away restaurants. The town centre is just over two miles from the property and offers a wide selection of shops, entertainment facilities, transport links, including a bus terminus and railway station and easy access to the M40 motorway. Buckinghamshire schooling is highly regarded with the choice of different Grammar Schools available from this location.



DIRECTIONS

Leave High Wycombe on the A40 West Wycombe Road and continue for approximately 1 mile until reaching the traffic lights at the junction with Plomer Hill. Turn right and ascend Plomer Hill, continuing straight on into Plomer Green Lane. Continue around the common and as you come to the junction with the unmade road, known as Downley Common, turn left and then take the right-hand fork, turn to the right and then follow the lane down to the bottom, turning left at the T Junction onto the private lane. Continue to the end to the last property.

ADDITIONAL INFORMATION

COUNCIL TAX

Band G

EPC RATING

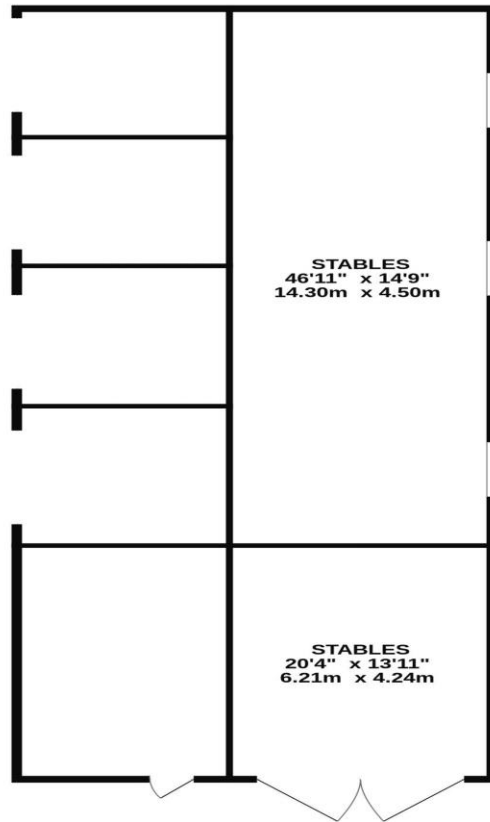
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MORTGAGE

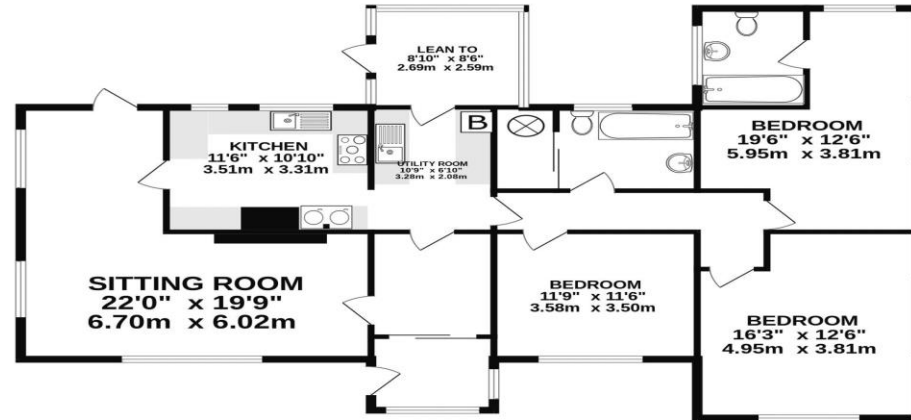
Contact your local Wye Residential office who can introduce you to their Independent Financial Adviser

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.

STABLES



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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The **wye** Partnership