



Daws Hill Lane, High Wycombe, Buckinghamshire, HP11 1PU

*A most beautifully presented spacious home with exceptional accommodation in a highly sought after location.*

| A Stunning Family Home Offering Spacious and Versatile Accommodation | Occupying A Secluded Plot of Approximately One Third of an Acre | Generous Reception Hall | Cloakroom/Utility Room | Living Room | Study | Snug/Reading Room | Beautiful Fitted Kitchen/Dining Room | Bedroom 5/Additional Reception Room | Master Bedroom with En Suite Bathroom | First Floor Landing | Three First Floor Bedrooms All With En Suite Shower Rooms | Gas Central Heating | Double Glazing | Double Garage with Private Gravelled Driveway | Private Gardens | Viewing Strongly Recommended |

We are delighted to offer this stunning family home occupying a secluded plot of just over one third of an acre in one of the towns premier locations. This beautifully presented property has been significantly remodelled by the present owners and now offers exceptional, spacious accommodation from a most inviting central reception hall with doors to all principle reception rooms consisting of Living Room, Study and Snug/Reading Room, as well as guest cloakroom/utility, a gorgeous fitted kitchen/dining room with an extensive range of units complimented by Quartz worktops and integrated appliances and French doors leading to the rear garden. The ground floor also accommodates the master bedroom with en suite bathroom and bedroom 5/additional reception room. The staircase rising to the first floor from the reception hall provides access to a further three spacious bedrooms all with en suite shower rooms. On the outside the gardens offer a high degree of seclusion screened by mature hedgerow, trees and bushes and a gravelled driveway leads to a detached double garage. A viewing of this marvellous home is strongly recommended.

**Price... £1,200,000**

*Freehold*

Energy Efficiency Rating		
	Current	Potential
Vary energy efficient - lower running costs		
A (92+)		
B (81-91)		
C (69-80)	76	83
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
www.epchu.com		



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## LOCATION

Situated in one of the town's most sought-after locations, the property is within walking distance of both John Hampden and Wycombe High Grammar schools as well as being easily accessible to the town centre and railway station. Junction 4 of the M40 motorway is no more than a 5-minute drive and there are a wide variety of supermarkets, hospitality and retail venues as well as Leisure Centre, Gyms and Cinema all close by.



## DIRECTIONS

From the multi roundabouts in the town centre, ascend Marlow Hill taking the first turning on the left at the traffic lights, into Daws Hill Lane. Proceed for a short distance taking the first turning on the right into what is a spur road of Daws Hill Lane, proceed for approximately 200 metres and the property will be found on the left hand-side.



## ADDITIONAL INFORMATION

### COUNCIL TAX

Band G

### EPC RATING

C

### MORTGAGE

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



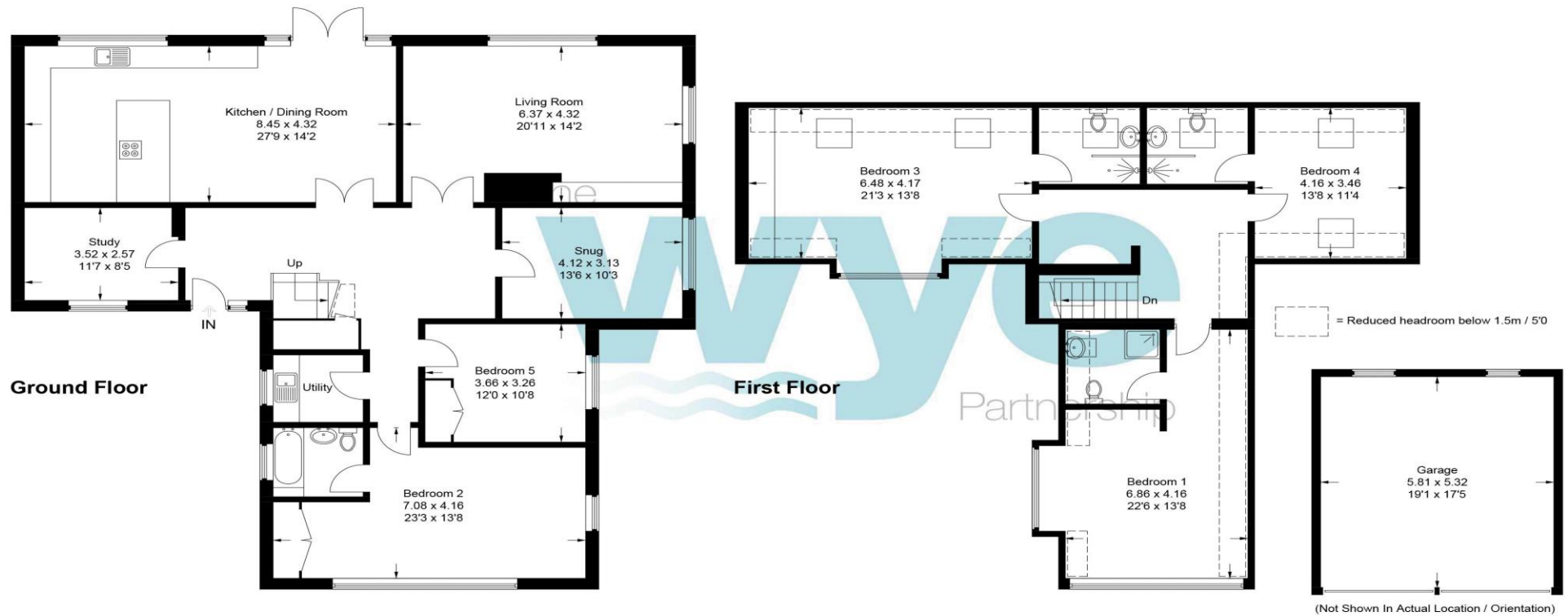
*Whilst we endeavour to make our sales details accurate and reliable they should not be relied upon as statements of representation of fact and do not constitute any part of an offer or contract.*

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# Clochmerle

Approximate Gross Internal Area  
Ground Floor = 160.4 sq m / 1,726 sq ft  
First Floor = 101.9 sq m / 1,097 sq ft  
Garage = 30.7 sq m / 330 sq ft  
Total = 293 sq m / 3,153 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