



**CONSTANTIN HOUSE, WOOBURN TOWN**  
**PRICE: £1,350,000 FREEHOLD**

**am** ANDREW  
MILSOM

**CONSTANTIN HOUSE  
WASH HILL LEA  
WOOBURN TOWN  
BUCKS HP10 0JD**

**PRICE: £1,350,000 FREEHOLD**

A superbly appointed four bedroom semi-detached family home providing stylish and extremely spacious living accommodation over four floors

**PRIVATE REAR GARDEN WITH SUPERB VIEWS TOWARDS WOOBURN CHURCH & OPEN COUNTRYSIDE BEYOND:**

**MASTER BEDROOM WITH ENSUITE & DRESSING ROOM:**

**THREE ADDITIONAL DOUBLE BEDROOMS – TWO WITH ENSUITE FACILITIES:**

**FAMILY BATHROOM:**

**IMPRESSIVE OPEN PLAN KITCHEN/BREAKFAST/FAMILY ROOM:**

**UTILITY ROOM: GYM: CLOAKROOM:**

**LARGE ENTRANCE HALL:**

**SITTING ROOM WITH BALCONY:**

**AMPLE DRIVEWAY PARKING: GARAGE:**

**APERTA SYSTEM DOOR ENTRY:**

**UNDERFLOOR HEATING TO THE GROUND & LOWER GROUND FLOOR:**

**MANDARIN TILES: DURAVIT BATHROOMS:**

**SONOS SPEAKERS THROUGHOUT:  
FITTED CCTV: CAT6 CABLING:**

**FULLY DOUBLE GLAZED:**

**TO BE SOLD:** upon entering this superb home you are greeted by a large entrance hall with double doors leading to a lounge with bifolding doors to a balcony where there are superb views towards open countryside.



The lower ground floor comprises of an impressive kitchen/breakfast/family room with handmade and hand painted kitchen with integrated appliances and bifolding doors leading to the rear garden. To complete the ground floor there is a gym with cloakroom, utility room and air conditioning.



On the first floor there is a superb master bedroom with fitted architrave lighting with walk in wardrobes and ensuite bathroom. This bedroom benefits from views over countryside also. To complete the first floor there are two further double bedrooms with bedroom two benefiting from an ensuite. The family

bathroom boasts a Jacuzzi bath with integrated television.





On the second floor is a guest bedroom with ensuite and large storage cupboard/study.

Outside there is a good sized and private lawned rear garden with a balcony terrace and a further sun terrace on the lower ground floor.

Outside to the front is a gated driveway providing ample off road parking and a garage.



Wash Hill Lea is located within walking distance of St Paul's Primary School and only a short walk away from Wooburn's picturesque green which provides a variety of local amenities such as boutique shops, restaurants and local supermarkets. For the commuter, access to London can be gained by the nearby M40 motorway or by rail from Beaconsfield main line station to London Marylebone.

**REF: TMD**

**EPC BAND: B**

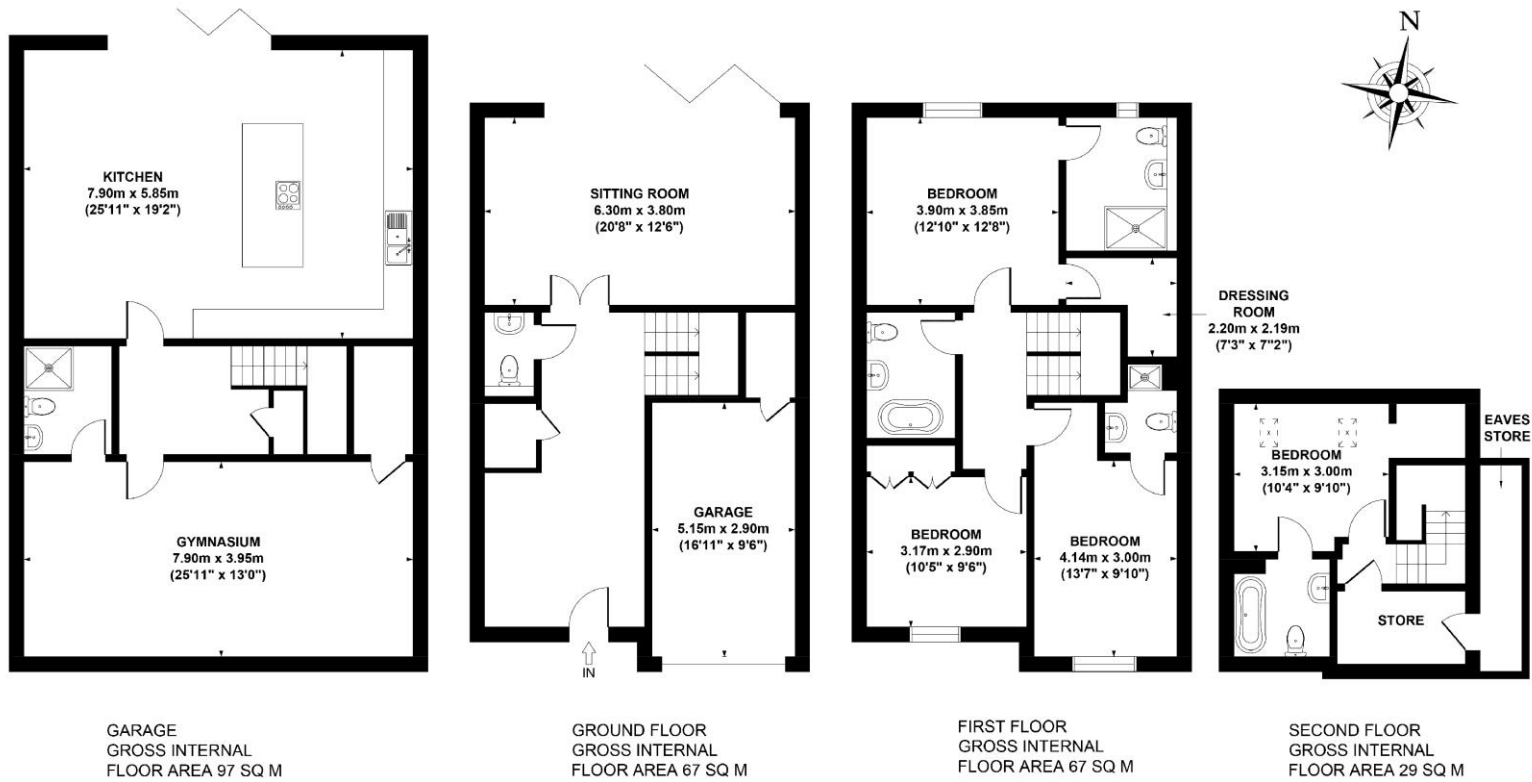
**VIEWING:** To avoid disappointment, please arrange to view with our **Bourne End office on 01628 522666**. We shall be pleased to accompany you upon your inspection.

**DIRECTIONS:** from our Bourne End office in The Parade turn right and at the mini roundabout turn left into Cores End Road. Continue to the end of this road turning left again at the roundabout in the direction of Wooburn Green. Continue along this road until reaching The Olde Bell Public House on the right and turn right into Wooburn Town. Follow this road along and bear right, by the park, into Wash Hill where Wash Hill Lea can be found after a short distance on the right hand side.

**MONEY LAUNDERING REGULATIONS:** Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in progressing a sale.



For clarification we would wish to inform prospective purchasers that we have prepared these particulars as a general guide. These particulars are not guaranteed nor do they form part of any contract. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets, fixtures and fittings.



**CONSTANTINE HOUSE, WASH HILL LEA, WOOBURN GREEN**  
**APPROX. GROSS INTERNAL FLOOR AREA 260 SQ M / 2799 SQ FT**  
 FLOOR PLAN IDENTIFICATION PURPOSES ONLY -NOT TO SCALE