



Sanderling, 59 Watchet Lane
Holmer Green

TIM RUSS
& COMPANY



Sanderling,
59 Watchet Lane
Holmer Green, Bucks
HP15 6UF

- SUBSTANTIAL DETACHED HOUSE
- FIVE BEDROOMS
- FIVE RECEPTION ROOMS
- TWO BATHROOM
- REQUIRES UPDATING
- NO ONWARD CHAIN
- SMALL ENCLOSED GARDEN

Price on Application

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The Property

A rare opportunity to purchase this substantial detached family home situated in an excellent village location. The property requires a degree of modernising and offers the possibility for a buyer to put their own stamp on this fantastic village property. The accommodation measures an impressive 2292 square feet with five bedrooms, five reception rooms including a very large conservatory and two bathrooms.

Outside

The house is set back from the main road and has a small enclosed rear garden.

Location

Holmer Green is a beautiful Chiltern village that has a number of local shops, a large pond with duck house and village common. There are primary schools and preschools within walking distance. Residents also have access to an unusually wide selection of secondary schools, both state and independent (details of which can be obtained from the local authority). Surrounded by open land that forms part of the Metropolitan greenbelt, Holmer Green is an idyllic location that encourages walking, horse riding and cycling. It is a short drive to both Amersham to the east and High Wycombe to the south-west, while the nearest railway station is at Great Missenden, less than three miles away. Trains on the Chiltern line will reach Marylebone in 20 minutes from High Wycombe about five miles, or from Amersham you can catch a Metropolitan line train direct to the city. Heathrow is just 25 minutes away, or Gatwick, Luton and Stansted are all within an hour's drive.

Viewings

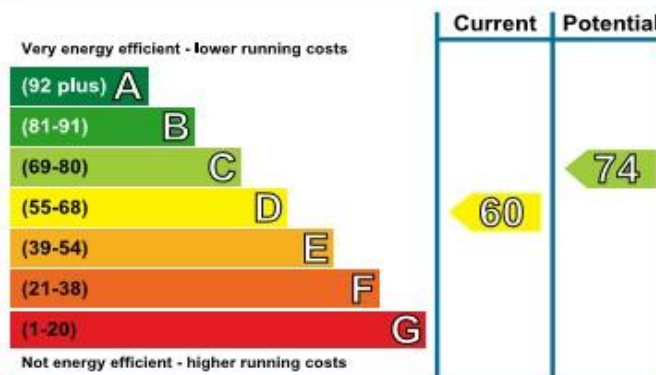
Strictly by appointment only.

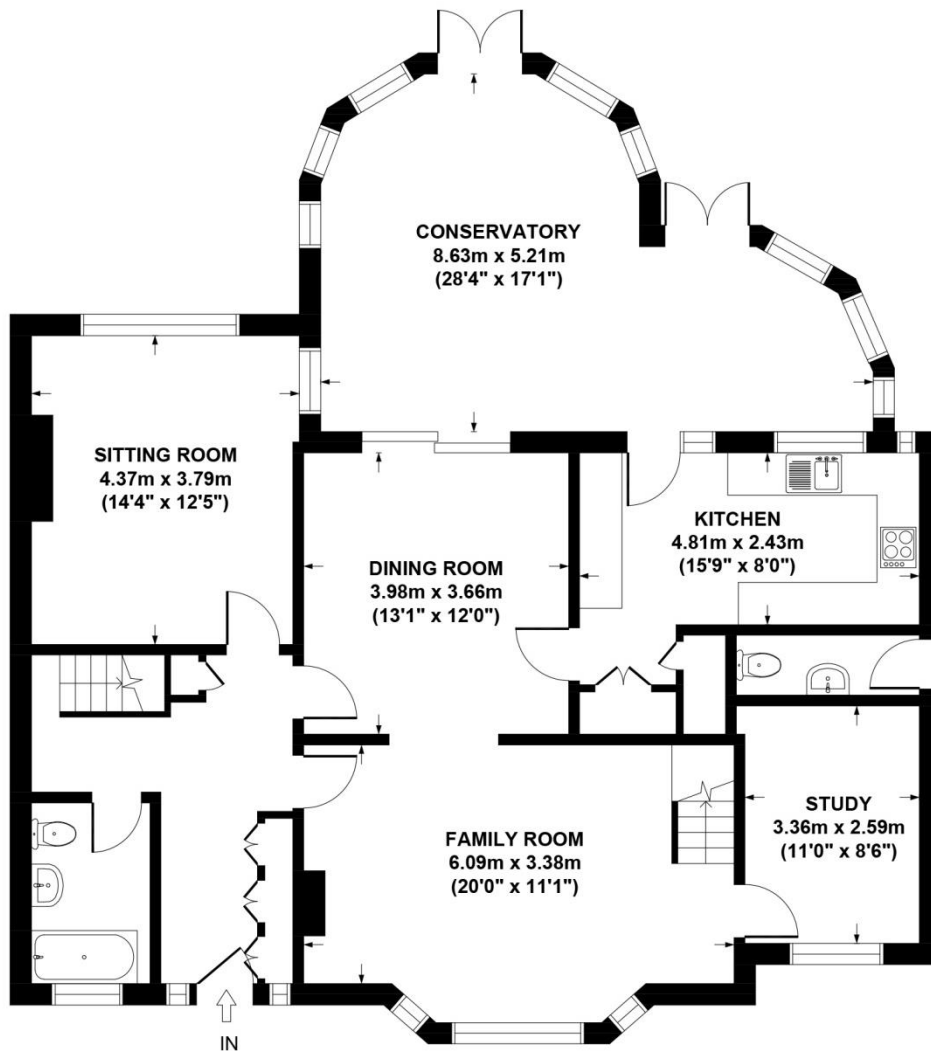
Mortgage

Contact your local Tim Russ & Company office who can introduce you to their professional financial advisor.

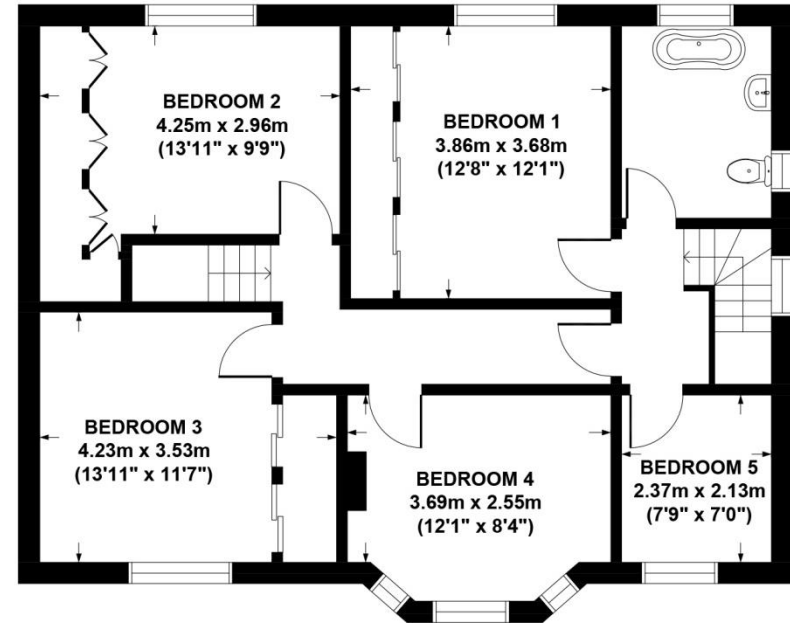


Energy Efficiency Rating





GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 133 SQ M



FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 80 SQ M

59- 61 WATCHET LANE HP15 6UF
APPROX. GROSS INTERNAL FLOOR AREA 2292 SQ FT / 213 SQ M
FLOOR PLAN IDENTIFICATION PURPOSES ONLY -NOT TO SCALE

5 Penn Road, Hazlemere HP15 7LN

T: 01494 715544

E: hazlemere@timruss.co.uk

www.timruss.co.uk

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