



Lucas Road, High Wycombe
Buckinghamshire, HP13

HAMPTONS
INTERNATIONAL

Beyond your expectations

A 5 bedroom family home set on a plot of approx. 0.32 acres.

5 Bedrooms | 2 Bathrooms (1 En-Suite) | Sitting Room | Dining Room | Kitchen | Family Room | Study | Utility Room | Cloakroom | Detached Double Garage Block | Westerly Aspect Rear Garden | Total Plot Approximately 0.328 Acres.

Guide Price £950,000 Freehold

Description

A handsome detached five bedroom family home providing generous and well proportioned accommodation, set on an elevated plot of approximately 0.328 acres with views across the trees. The property benefits from historic lapsed planning permission for a single storey side extension to form a Granny annexe: reference number 89/07877/FUL.

The property is entered through an enclosed porch opening into the central entrance hallway with doors leading to the principal reception rooms and the study and cloakroom. Double doors open to the sitting room which benefits from an attractive bay window and feature fireplace; a further set of double doors open into the dining room with sliding doors beyond leading to the rear westerly aspect garden. The kitchen is fitted with a range of floor and wall mounted units and integrated appliances. A family room is also accessed from the kitchen and has views over the rear garden. Stairs rise to the first floor central landing. The master bedroom has a front aspect and benefits from an en-suite bathroom and dressing room. The four further bedrooms (three of which overlook the rear garden) share the family bathroom.

Outside

The property is set at the top of a sweeping driveway with established and well kept planted borders and lawn and provides seclusion and privacy. There is parking for several vehicles and access to the detached garage block. The rear garden is a particular feature of this property

with a westerly aspect and has a terrace which runs adjacent to the rear of the property providing an ideal area for fine weather entertaining. Steps lead to the lawn area with established tree and shrub and flower borders which provide height, interest and colour throughout the seasons.

Location

Located in an enviable position, within the Chiltern Hills AONB and conveniently located to the countryside of the Thames Valley, the property enjoys views over the surrounding area and is set within a well screened mature plot. Access to the mainline station is approximately half a mile away with lines to London Marylebone (fastest train approximately 26 minutes), Oxford and Birmingham. The property is also conveniently located to the M40 leading to the M25 and national motorway network and airports. Excellent local schooling is available within the town and local area including several 'outstanding' grammar schools for both boys and girls and within the private sector there is Godstowe, Wycombe Abbey and Pipers Corner. The town of High Wycombe includes a comprehensive range of shopping including the Eden Centre, House of Fraser, John Lewis and Waitrose. Entertainment facilities include cinemas, Wycombe Swan Theatre, sports centre including pool and climbing wall, bowling and various sports clubs including walking, cycling, golf, archery and water sports. There are also several local activities, giving a strong sense of community.

Hamptons International

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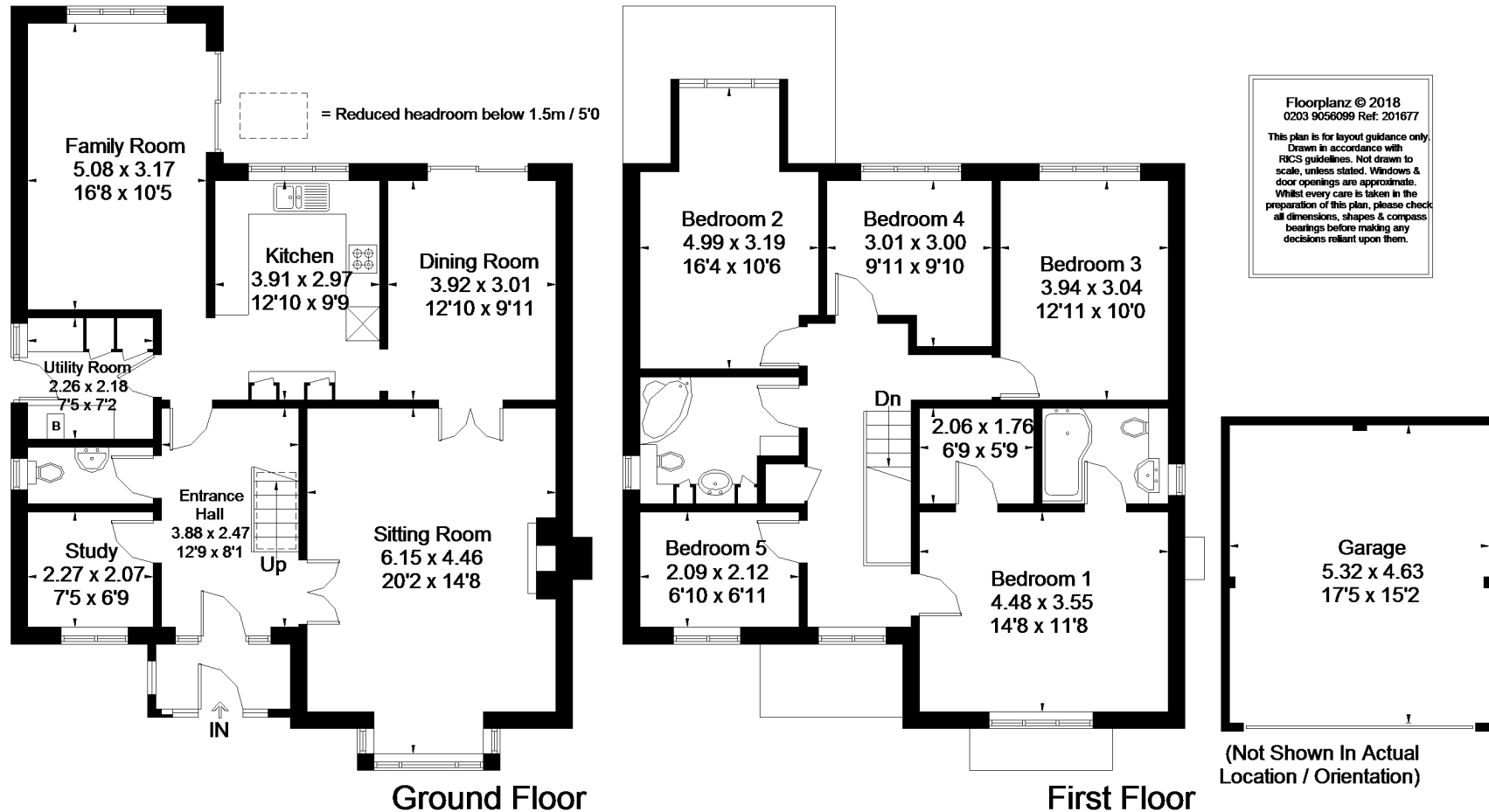
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	69	81
England, Scotland & Wales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

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Approximate Gross Internal Area = 181.0 sq m / 1948 sq ft
Garage = 24.6 sq m / 264 sq ft
Total = 205.6 sq m / 2213 sq ft



FOR CLARIFICATION We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.

