



1 DAWS LEA, HIGH WYCOMBE
PRICE: £925,000. FREEHOLD

am ANDREW
MILSON

**1 DAWS LEA
HIGH WYCOMBE
BUCKS. HP11 1QG**

PRICE: £925,000 FREEHOLD

An impressive, large and cleverly extended four/five bedroom contemporary detached house with large, completely private gardens located in one of the best regarded locations to the South side of High Wycombe, convenient for the M40 and local Grammar Schools.

**SOUTH FACING 0.3 ACRE PLOT:
MASTER SUITE WITH BEDROOM, DRESSING
ROOM & ENSUITE BATHROOM:
THREE FURTHER BEDROOMS:
FAMILY BATHROOM: 28' SITTING ROOM:
KITCHEN/DINING ROOM: UTILITY ROOM:
SHOWER ROOM: FAMILY ROOM:
GARDEN ROOM: GAS CENTRAL HEATING:
DOUBLE GLAZING: GARDEN ROOM/OFFICE:
DOUBLE GARAGE: DRIVEWAY PARKING.**

TO BE SOLD: this extended modern detached family home offers extremely spacious and versatile accommodation and within its own large grounds offering a high degree of privacy. The skilfully designed extension provides a luxurious master bedroom suite of bedroom and large dressing room (which could be a fifth bedroom) with a large ensuite bathroom/steam room. There are three further double bedrooms and a family bathroom. On the ground floor the extension has made provision for a good sized utility room, shower room and garden room to the rear of the existing large garage. There is an attractive kitchen/dining room with an excellent range of kitchen units, family room/study and a large 28ø double aspect sitting room. There is a large garage and ample driveway parking for several vehicles. Daws Lea is one of the most sought after locations to the South of High Wycombe and is conveniently located for the M40 and High Wycombe town centre with its excellent range of shopping, sporting and social facilities. Schooling in the area is also highly recommended with John Hampden Grammar School for Boys and Wycombe High School for the girls being close by. High Wycombe also has a railway station with train service to London Marylebone. The accommodation comprises:

Large covered porch with Georgian style pillars with outside lighting, hard wood front door to

ENTRANCE HALL spacious with timber flooring, radiator, double glazed leaded light window, under stairs cupboard.



KITCHEN/DINING ROOM: 20ø2 x 14ø10 (6.14 x 4.53m) an excellent range of wall and base cream coloured kitchen units with granite effect work tops, wall to floor units to one side with cupboards and shelving, space for American fridge freezer, double Neff electric oven, island unit with built in five ring gas hob with stainless steel Neff extractor hood over. Built in dishwasher, stainless steel sink unit, attractive slate style tiled flooring, part tiled walls, double glazed leaded light window to rear, double glazed double casement doors and side panels to outside with a feature glazed vaulted ceiling over, down lights and illuminated shelving.



SITTING ROOM: 27ø11 x 11ø11 (8.52 x 3.64m) double aspect with double glazed leaded light window to front and rear, three radiator, television aerial point, feature limestone fire place with quarry tiled hearth.

FAMILY ROOM/STUDY: 12ø8 x 10ø2 (3.86 x 3.10m) television aerial point, double glazed leaded light window to front, radiator, wall to floor full length shelving unit.

GARDEN ROOM: 20ø11 x 9ø (6.38 x 2.75m) timber flooring, double aspect with double glazed leaded light windows to side and rear and double glazed leaded light double casement doors to Garden, radiator.

UTILITY AREA: 10ø2 x 5ø4 (3.10 x 1.63m) with tiled flooring, alarm unit, plumbing for washing machine, part tiled walls, door to Garage, storage cupboard.

SHOWER ROOM with corner shower cubicle, wash basin, low level w.c., extractor fan, double glazed leaded light window, chromium heated towel rail, mosaic tiled floor and fully tiled walls.

FIRST FLOOR

LANDING L shaped with double glazed leaded light window, radiator, storage cupboard and airing cupboard with hot water cylinder.

MASTER BEDROOM: 20ø11 x 14ø8 (6.38 x 4.46m) with two radiators and security alarm point, two double glazed leaded light windows to front and porthole double glazed side window.



DRESSING ROOM/BEDROOM 5: 20ø10 x 8ø6 (6.36 x 2.59m) with radiator, Porthole and double glazed leaded light window.

ENSUITE BATHROOM/STEAM ROOM luxuriously appointed with twin enamel wash basins in vanity cupboards with illuminated mirror over, panel bath with spa, large walk in fully tiled steam room and power shower, steamer control and steam outlets, down lights, mosaic tiled flooring and seating, low level w.c. in concealed cistern, double down lights, fully tiled wall and floor, double glazed leaded light window to front, two chromium heated towel rails.

BEDROOM TWO: 16ø1 x 11ø9 (4.90 x 3.59m) with double glazed leaded light window to front, radiator, built in wardrobe with shelving and desk unit with drawers and shelves over.

BEDROOM THREE: 13ø8 x 10ø5 (4.17 x 3.17m) with double glazed leaded light window, range of fitted bedroom furniture with wardrobe, extensive drawers and desk unit and shelving.

FAMILY BATHROOM with panel bath with shower screen and Aqualisa shower unit, low level w.c. and wash basin in vanity cupboard unit with surface over, laminate flooring with double glazed leaded light window.



BEDROOM FOUR: 10ø9 x 10ø6 (3.27 x 3.20m) with double glazed leaded light window, coved ceiling and radiator.

OUTSIDE

TO THE FRONT of the property is a large raised flower and shrub bed currently with mature tree and covered with slate chippings behind a brick retaining wall, extensive block pavior sweeping driveway with parking for several vehicles, gated side access to the Rear Garden.

GARAGE: 18ø3 x 14ø10 (5.56 x 4.53m) with wall and floor cupboards, remote control up and over door, wall mounted Worcester gas central heating boiler.



THE REAR GARDEN is attractively landscaped with raised paved patio area with iron railings and steps down to a large expanse of lawn extending round to the side of the property where there is a further timber decking area, selection of well stocked beds of shrubs and flowers. Wooded area with mixed deciduous and conifer trees
SUMMER HOUSE/OFFICE 12øx 8ø (3.65 x 2.43m) with power and light, fully insulated with vaulted ceiling, wood laminate flooring, double glazed casement doors, windows and electric heating, down lights, garden shed. The whole of the gardens are largely enclosed and offer a high degree of privacy.

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EPC BAND: D

VIEWING: To avoid disappointment, please arrange to view with our Stokenchurch office on 01494 482676.. We shall be pleased to accompany you upon your inspection.

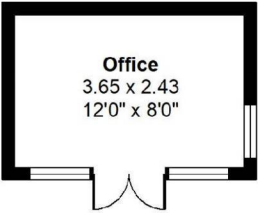
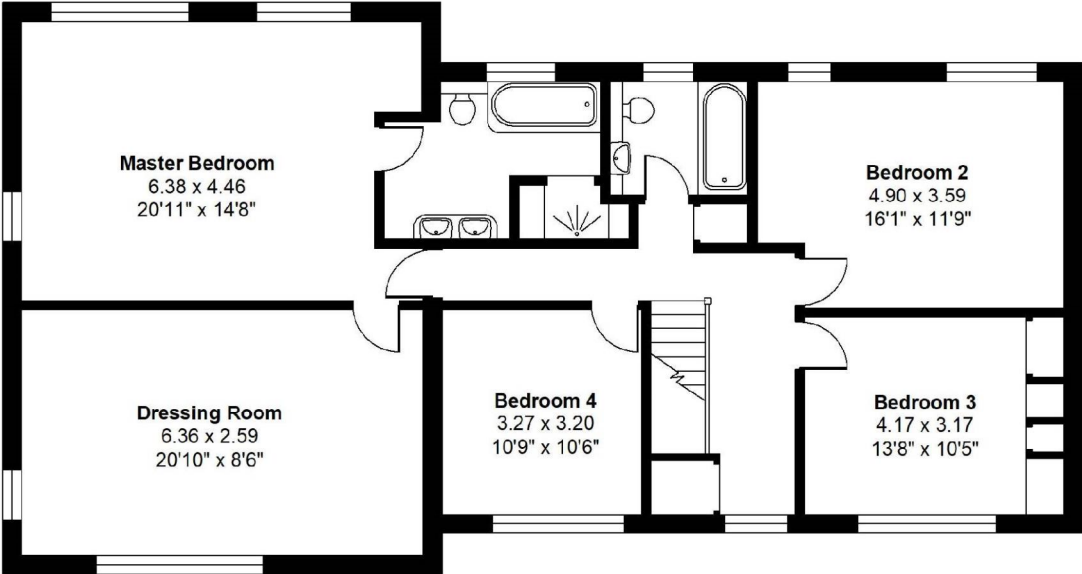
DIRECTIONS: from the roundabout at Handy Cross (Junction 4 of the M40) take the fifth exit, signposted to High Wycombe, and proceed two sets of traffic lights and across the roundabout. Move into the right lane of the dual carriageway and at the traffic lights turn across the oncoming traffic into Daws Hill Lane. Proceed along Daws Hill Lane where Daws Lea can be found on the right hand side but is accessed by the newly constructed roundabout servicing the new Daws Lea development. Number 1 is the first house on the left hand side.

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 and furnishings.

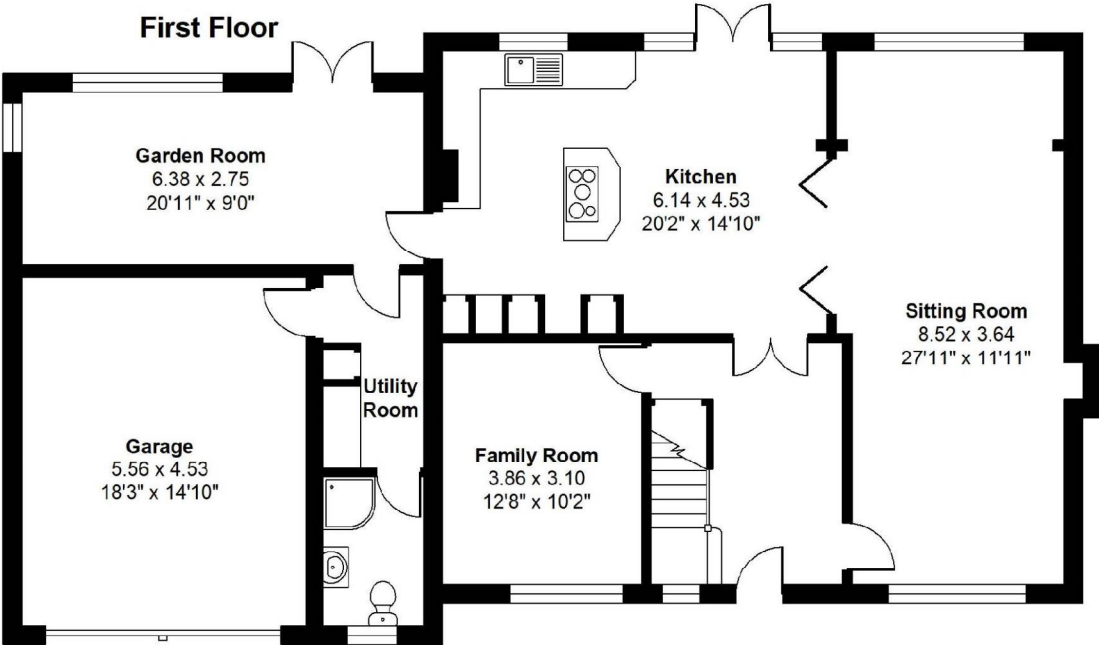
Letting and Management: We offer a comprehensive range of services for landlords. Please call 01628 816590 for further details.

NOT TO SCALE

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First Floor



Ground Floor

Approximate Floor Area
House 267.5 sq m - 2879 sq ft
Summer House 8.9 sq m - 96 sq ft
Total 276.4 sq m - 2975 sq ft
 (Gross Internal)