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Woodlands
33 Magnolia Dene | Hazlemere | Buckinghamshire | HP15 7QE

Woodlands

Situated on one of the most desirable no through roads in the area, Woodlands is a detached family home of substantial proportions with an attractive front and rear aspect. The property is presented in good order but offers the discerning purchaser the opportunity to modernise and realise the property's full potential, with scope to reconfigure or provide downstairs annexe accommodation. Not overlooked, the house sits proudly back from the road and is approached via a generous paved driveway. As you enter the property you are greeted by a large hallway which provides upstairs access and doors to two reception rooms, dining room, kitchen and downstairs cloakroom. The impressive triple aspect drawing room benefits from the morning and afternoon sun and opens out onto the raised woodland garden. The split level staircase opens onto a wide landing, the family bathroom and six bedrooms that lie beyond.

Ground Floor

Entrance Hall

Drawing Room

TV Room

Dining Room

Kitchen/Breakfast Room

Study

Conservatory

First Floor

Master Bedroom with en-suite & Dressing Rooms

Guest Bedroom with en-suite

Bedroom Three

Bedroom Four

Bedroom Five

Bedroom Six

Family Bathroom

Outside

Double Integral Garage housing Sauna & Shower Room







In addition Woodlands has the advantage of two en-suite bedrooms. The impressive main master suite is housed in what was an extension to the existing property and has the luxury of a Juliette balcony and two dressing rooms. The enormity of this space is enhanced by the dual aspect of the bedroom and the triple aspect of the oversized bathroom.

Outside

The attached double aspect garage with remote controlled up and over door has light and power and allows access to the house via an internal door. From the driveway there are two points of gated access to the rear of the property, connecting to the patio that runs the full length of the back and side of the house. Bordered by a retaining wall and enhanced by the flowering Clematis during the summer months, this makes this an ideal area for entertaining. To one side of the patio there is a useful dustbin/storage area hidden from view. To the other side of the patio there is a large shed/summerhouse complete with light and power. The partly fenced and walled garden provides a private setting with a variety of mixed shrubs, Beech trees and a Silver Birch. At the far end of the garden is a gate giving access to St John's Road and a levelled area of ground, making this a perfect spot to sit and enjoy the benefit of the weather on a sunny afternoon and appreciate this impressive property and secluded outdoor woodland space.

Location:

The property stands in this sought-after road within the popular village of Hazlemere and bordering the village of Penn. Hazlemere offers many amenities including shops, a post office, library, public

houses, churches, a recreation ground and good schooling. Situated in the heart of Hazlemere, yet within accessible proximity of the towns and railway stations of High Wycombe (just over 3 miles away) and Beaconsfield (approximately 5 miles away). Beaconsfield train station offers frequent links to Birmingham and London Marylebone (from approximately 22 minutes), whilst High Wycombe station gives access to London Marylebone in approximately 27 minutes. The property also has access to the national motorway network via the M40 motorway. The M40 can be accessed from Junction 4 High Wycombe or Junction 2 Beaconsfield, and giving access to London, Heathrow and Oxford. The property is within catchment for nationally regarded schools in both the public and private sectors for children of all ages, including nationally renowned Royal Grammar School and Wycombe High School, Godstowe, Wycombe Abbey, and Pipers Corner. Various social and sporting pursuits are catered for in the locality, such as golf courses at Hazlemere, Wycombe Heights and Beaconsfield. Other sporting pursuits include nearby leisure centres, as well as a number of excellent walks, and good riding facilities locally.

Property Services

Tenure: Freehold

Services: Mains electricity, gas central heating, water and sewerage

Council Tax Band: G

Local Authority: Wycombe District Council Tel: 01494 461000

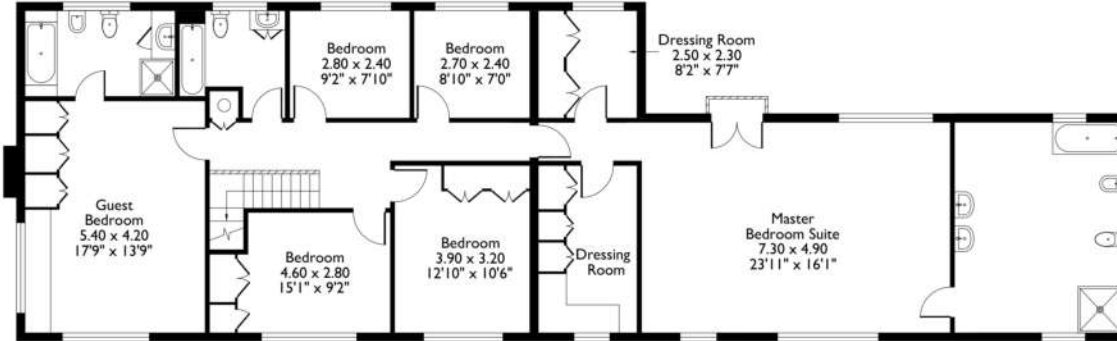
EPC Rating: C





NOT TO SCALE

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First Floor



Ground Floor

Approximate Floor Area
House 371.00 sq m - 3993 sq ft
(Gross Internal Area)
Including Garage

This plan is for illustration purposes only.



Fine & Country Hazlemere
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