



40 Sheepcote Dell Road, Holmer Green, Bucks, HP15 6TL
O.I.E.O £850,000 Freehold



The JNP Partnership
complete property solutions

Substantial Detached Family Home

Situated In A Fine Non-Estate Location

Reception Hallway

Living Room 19'6 x 11'3

Kitchen/Breakfast Room 17'10 x 12' & Utility Room 9'2 x 4'5

Family Room 20'5 x 8'10

Conservatory 18'6 x 13'9

Study 11'1 x 8'10

Master Bedroom 16'11 x 11'8

Refitted Ensuite Bathroom

Bedroom Two 11'1 x 10'9

Bedroom Three 11'3 x 9'0

Bedroom Four 8'11 x 8'4

Refitted Family Bathroom

Private Brick Pavior Driveway & Double Garage

Stunning Gardens Backing On To Open Farmlands

EPC EER: D







A wonderful opportunity to acquire this detached family home situated in a fine non-estate location in the ever popular village of Holmer Green backing on to open farmlands to the rear. The property is situated on a large plot measuring approximately 260ft.

In brief the accommodation comprises of; reception hallway with downstairs cloakroom, stairs to the first floor landing and door access to the living room, study and the kitchen/breakfast room. There is a spacious 19'6 x 11'3 living room with stone fireplace, french doors leading to the bespoke conservatory which is 18'6 x 13'9 and enjoys a delightful outlook over the rear gardens and leads into the large family room. The kitchen has been attractively refitted in matching wall and base units, has ample space provided for breakfasting and is supplemented by a separate utility room. There is also a study giving versatile ground floor reception areas.

To the first floor the master bedroom is complimented by an attractively refitted ensuite bathroom with three further well proportioned bedrooms and a refitted family bathroom. Gas fired radiator central heating is present throughout as well as replaced double glazed windows.

Outside of 40 Sheepcote Dell Road, a private brick paviour driveway provides parking for several vehicles and serves the double garage with up and over door, personal door access leads through the garage into the hallway. The rear gardens are excellently maintained, extending to approximately 178ft in length and enclosed by mature greenery ensuring a high degree of privacy backing on to open farmlands.

From the Hazlemere office of The JNP Partnership leave the crossroads along the Amersham Road A404 towards Amersham, continue for approximately 1.5 miles taking the second turning left into Sheepcote Dell Road. Number 40 can be found some distance along on the left hand side opposite Holmer Ridings.

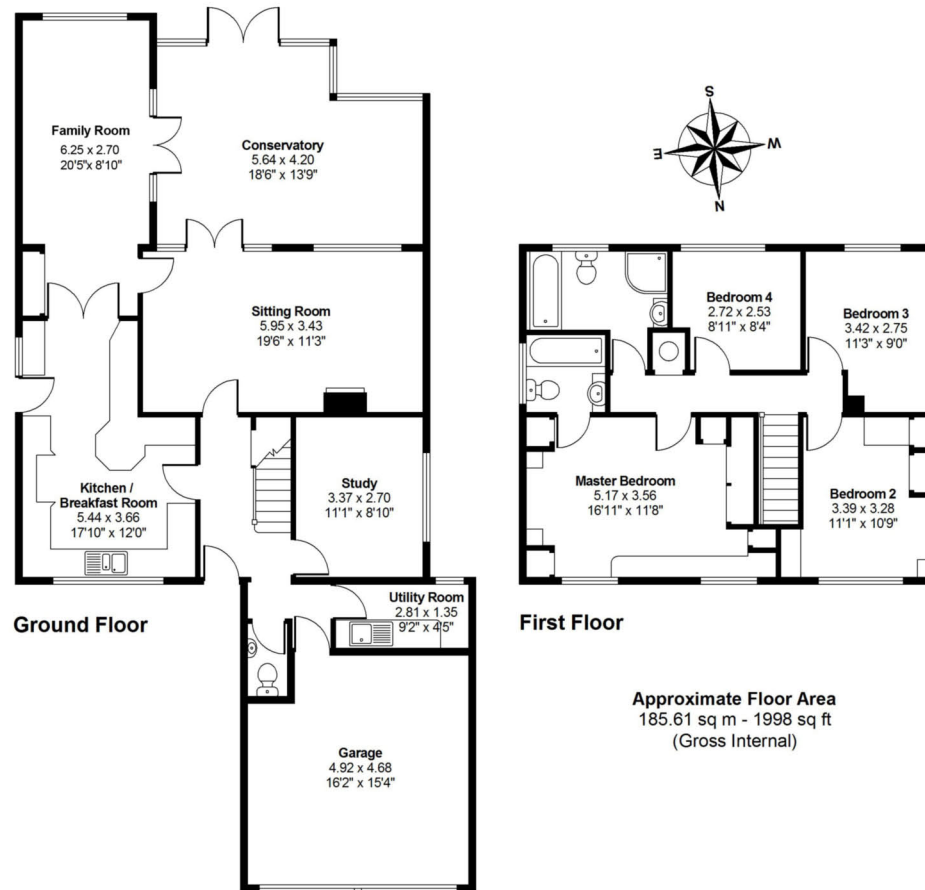






NOT TO SCALE

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