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Overdale
Manor Road | Hazlemere | Buckinghamshire | HP15 7QL

Overdale

Situated on one of Hazlemere's most prestigious roads, this beautiful property has recently been fully redeveloped to create a modern and spacious family home. Entering Overdale, you are greeted by a striking staircase leading to a galleried landing. The property has the benefit of three immaculately presented reception rooms offering versatile living. The stunning kitchen/family area is found to the rear of the property and features all modern conveniences. There are also bi-fold doors leading out onto the garden and is a perfect space for entertaining.

Overdale also has a downstairs study and utility room

Upstairs are four double bedrooms, two with ensuite and two with a shared shower room. There is also a family bathroom with shower and roll-top bath.

Ground Floor:

Sitting Room

Living Room

Kitchen/Family Room

Study

Utility Room

Cloakroom

First Floor:

Master Bedroom with ensuite

Bedroom Two with ensuite

Bedroom Three with shared shower room

Bedroom Four with shared shower room

Family Bathroom

Outside:

Double Garage







Outside:

The property is approached through double gates onto a paved drive. It has off street parking for several cars, as well as a double garage. The front garden is laid to lawn and surrounded by mature trees and many shrubs providing a high-level of privacy and seclusion.

The drive leads round to the rear garden which is a beautiful feature of this home with a large lawned area and spacious terrace perfect for al fresco dining with family and friends.

Property information:

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

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.

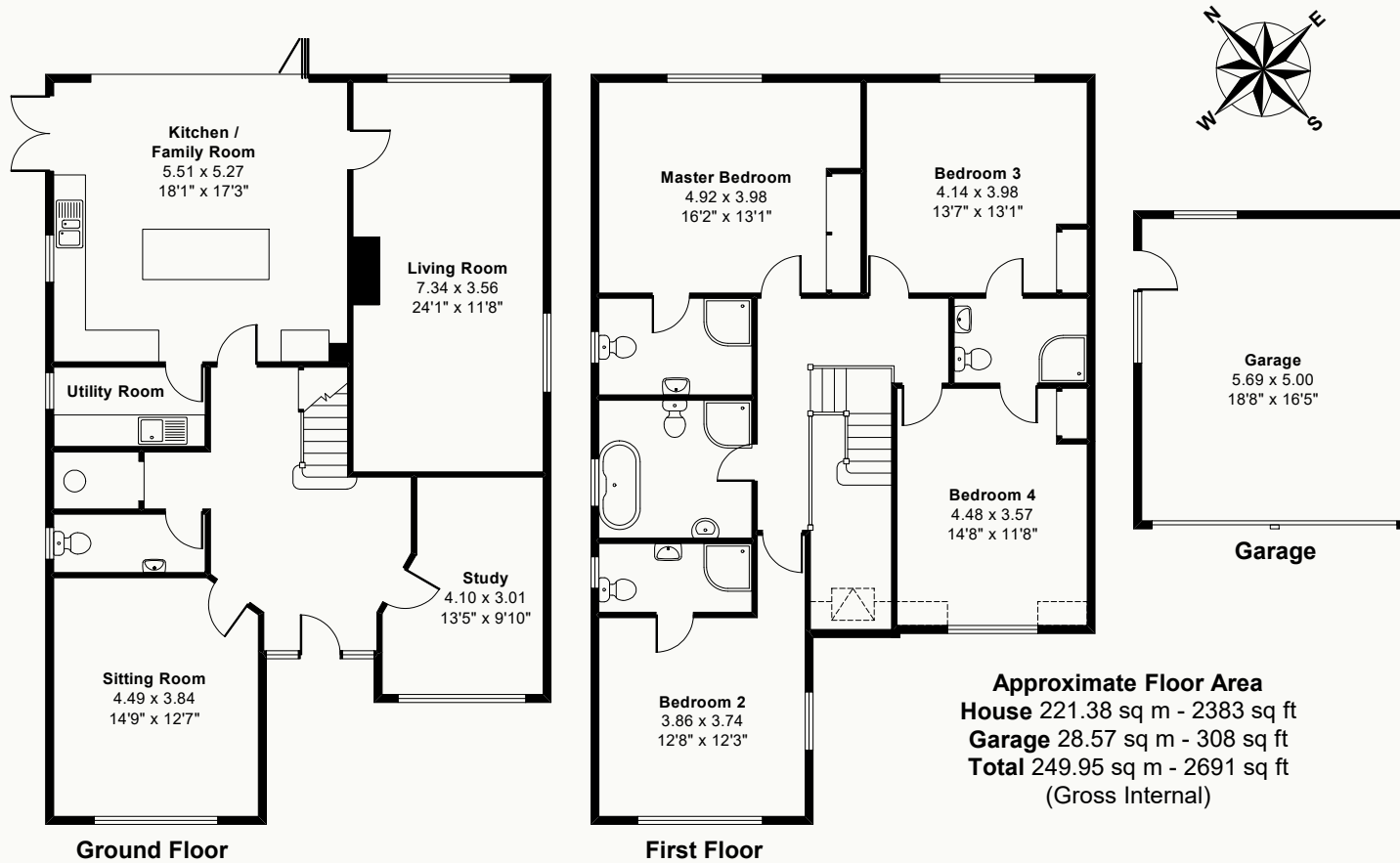
The property is within catchment for nationally regarded schools in both the public and private sectors for children of all ages, including nationally renowned Royal Grammar School and Wycombe High School, Godstowe, Wycombe Abbey, and Pipers Corner. Various social and sporting pursuits are catered for 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.





NOT TO SCALE

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AGENTS NOTE: All measurements are approximate and quoted in imperial with metric equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Printed



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