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**Manor Croft**  
**Manor Road | Hazlemere | Buckinghamshire | HP15 7QL**



# Manor Croft

This substantial family home is situated on one of the most prestigious roads in Hazlemere. Entering Manor Croft via the expansive and very private drive, you are welcomed into the large reception hall. You are then led into a choice of reception rooms including a beautiful, light-filled drawing room, dining room and a TV room. The modernised kitchen/breakfast room offers a lovely heart to the home and includes a comfortable family seating area. An undoubted feature of this home is the impressive swimming pool area with a changing area and provides views over the gardens. Upstairs are six double bedrooms, three with ensuite. The master bedroom also offers a dressing area and a wonderful balcony again giving views onto the garden.

The large windows and centrally located conservatory ensure that plenty of light floods into this beautiful property.

## Ground Floor:

Drawing room

Dining room

Kitchen/breakfast room

TV room

Conservatory (with underfloor heating)

Swimming pool with changing room

Utility room

## First Floor:

Master bedroom with dressing area and ensuite (with underfloor heating)

Bedroom two with sitting area and ensuite

Bedroom three with ensuite

Three further bedrooms

Family bathroom

## Outside:

Triple garage













## Outside:

Double electric gates provide access to this secluded and private property. The gravel drive to the front of the property offers plenty of parking as does the triple garage.

The charming garden can be accessed from both sides of the property and offers a lawned area with well-established trees and shrubs, as well as a good sized terrace. The terrace can also be accessed from the pool room and the conservatory and is perfect for outside entertaining with family and friends.

## Property information:

Tenure: Freehold

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

Council Tax Band: H

Local Authority: Wycombe District Council Tel: 01494 461000

EPC Rating: C

## PLEASE NOTE

The area outlined in GREEN below is the land being sold with the property. The area outlined in RED is land being sold for development for one detached dwelling.

## Location:

The property stands in this prestigious 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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**Approximate Floor Area**  
563.83 sq m - 6069 sq ft  
(Gross Internal)

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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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