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39 Watchet Lane, Holmer Green, Buckinghamshire, HP15 6UF

£800,000 *Freehold*

Stunning Detached Family Home

- Downstairs Cloakroom
- Living Room 20'5 x 13'6
- Family Room/Study 12'2 x 9'4
- Bespoke Kitchen/Breakfast Room 12' x 11'1
- Conservatory 14'1 x 11'2
- Master Bedroom 13'7 x 13'3 With Ensuite
- Bedroom Two 12'6 x 9'8
- Bedroom Three 12'0 x 10'5
- Bedroom Four 9'4 x 9'3
- Half Integral Garage/Utility Area
- 300ft Gardens Backing onto Countryside.
- EPC EER: C







A detached family home built 12 years ago to an exceptionally high standard by a local builder of high repute. In brief the property comprises of;

Entrance porch leading through to reception hallway with stairs leading to the first floor landing and access provided to the living room which has solid wood flooring, enjoying an outlook over the rear garden with french doors and feature fireplace. The separate study/family room overlooks the front aspect and the bespoke kitchen/breakfast room enjoys the benefit of 5 ring gas hob, integrated appliances and granite worktops which then leads through to the conservatory enjoying an outlook over the rear garden. French doors lead to the large patio area and gardens beyond.

To the ground floor there is a spacious downstairs cloakroom and also access provided to the rear of the garage which has now been converted into a useful utility area with a wall mounted gas fired boiler plus ample space for washing machine, tumble dryer and additional fridges if required. Door access leads to the remaining garage.

To the first floor a spacious landing gives access to two built in storage cupboards and large loft for storage as well as the four well proportioned bedrooms, the master bedroom being 19ft9 enjoying extensive built-in wardrobes and drawers and look over the rear gardens and the countryside beyond including stunning ensuite bathroom with bath and separate shower cubicle and underfloor heating. Three further spacious bedrooms are all excellently decorated by the current owner with bedroom two and three also enjoying built-in wardrobes. The family bathroom is attractively fitted in a matching

white suite.

To the front of the property a large brick paviour driveway provides ample parking for several vehicles and is enclosed by mature greenery ensuring a high degree of privacy with gated side access leading through to the delightful gardens.

The west facing rear gardens are approximately 300ft in length and incorporate a full width large patio area which is accessed from both the conservatory and the living room. The vast area of lawn leads to the rear of the garden where there is a timber decking area overlooking the countryside views. There is additional hard standing large shed for storage.

Agents Note: The seller is looking to move in February 2018.



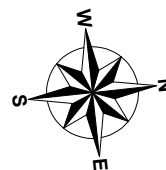




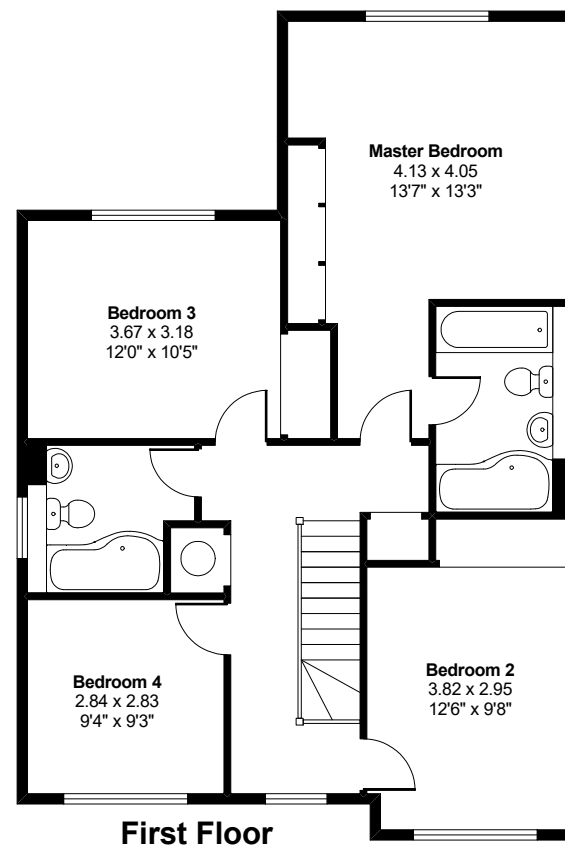
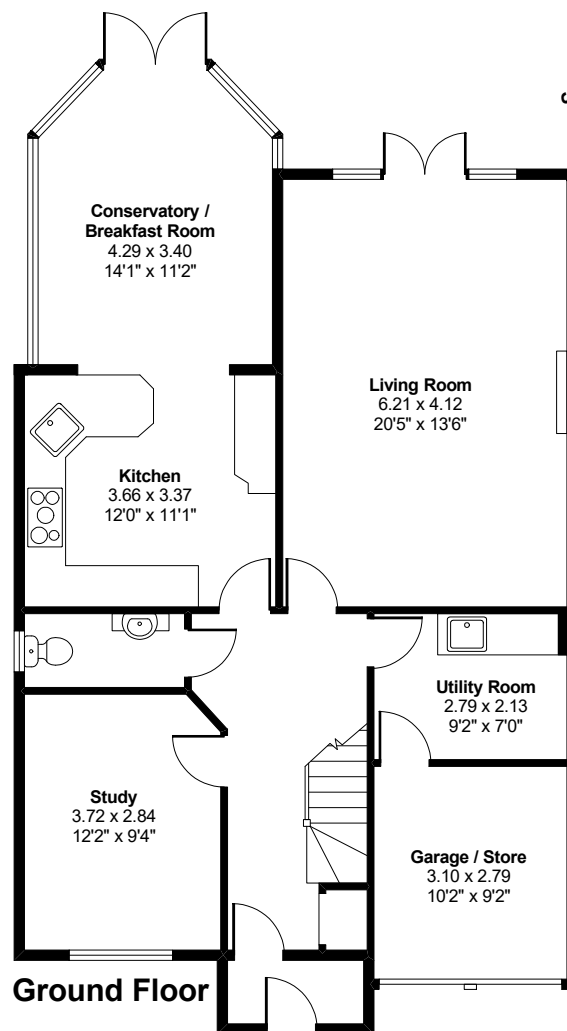
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NOT TO SCALE

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Approximate Floor Area
174.74 sq m - 1881 sq ft
(Gross Internal)



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