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27 Willow Chase  
Hazlemere | Buckinghamshire | HP15 7QP

# 27 Willow Chase

27 Willow Chase is an immaculately presented detached family home, offering substantial accommodation and a well maintained secluded rear garden. Set on this exclusive no-through road in the heart of the village of Hazlemere, the five bedroom property is set over three floors.

Built in 2014, this home offers an exceptionally high standard of decor, complete with Nest controlled heating system throughout, AEG kitchen appliances, solid oak flooring and bespoke fitted wardrobes.

Offering flexible and spacious accommodation, this modern five bedroom property is ideally situated for the highly regarded local schooling, including Godstowe and The Royal Grammar School. For the commuter, High Wycombe train station is a short distance away, providing access to London within just 22 minutes.

Ground Floor:

ENTRANCE HALL

KITCHEN/BREAKFAST ROOM

SITTING ROOM

FAMILY ROOM

CLOAKROOM

First Floor:

MASTER BEDROOM with dressing area and en-suite bathroom

BEDROOM TWO

BEDROOM FIVE

FAMILY BATHROOM

Second Floor:

BEDROOM THREE

BEDROOM FOUR

FAMILY BATHROOM







#### Outside:

The property is approached via a block paved driveway with parking for several cars as well as a garage.

The rear garden, which can be accessed via the side gate, is mainly laid to lawn and surrounded by panel fencing providing a secure area for children and pets. The large terrace can be accessed via the sitting room and breakfast/kitchen room, and takes advantage of the south facing plot.

The garden has the added benefit of a bespoke summer house which was installed by the present owners in 2017, and is currently used as a home gym, but would also lend itself to a home office or entertaining space.

#### Property information:

Tenure: Freehold

Services: Mains electricity, gas, water and sewerage

Council Tax Band: G

Local Authority: Wycombe District Council

EPC Rating: TO BE CONFIRMED

#### Location:

The property stands on a spacious plot on this exclusive no through road and is within easy reach of extensive amenities at Beaconsfield, Amersham and High Wycombe.

All three towns provide a broad range of shopping, leisure and cultural facilities, as well as access to the rail network. Amersham is a commuter hot spot providing trains and tubes directly to London Marylebone and Baker Street in as little as 34 minutes. Beaconsfield train station offers frequent links to Birmingham and London Marylebone (from approximately 22 minutes). The main line railway station at High Wycombe gives access to London Marylebone in approximately 25 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 Grammar schools, Godstowe, Wycombe Abbey and Pipers Corner.

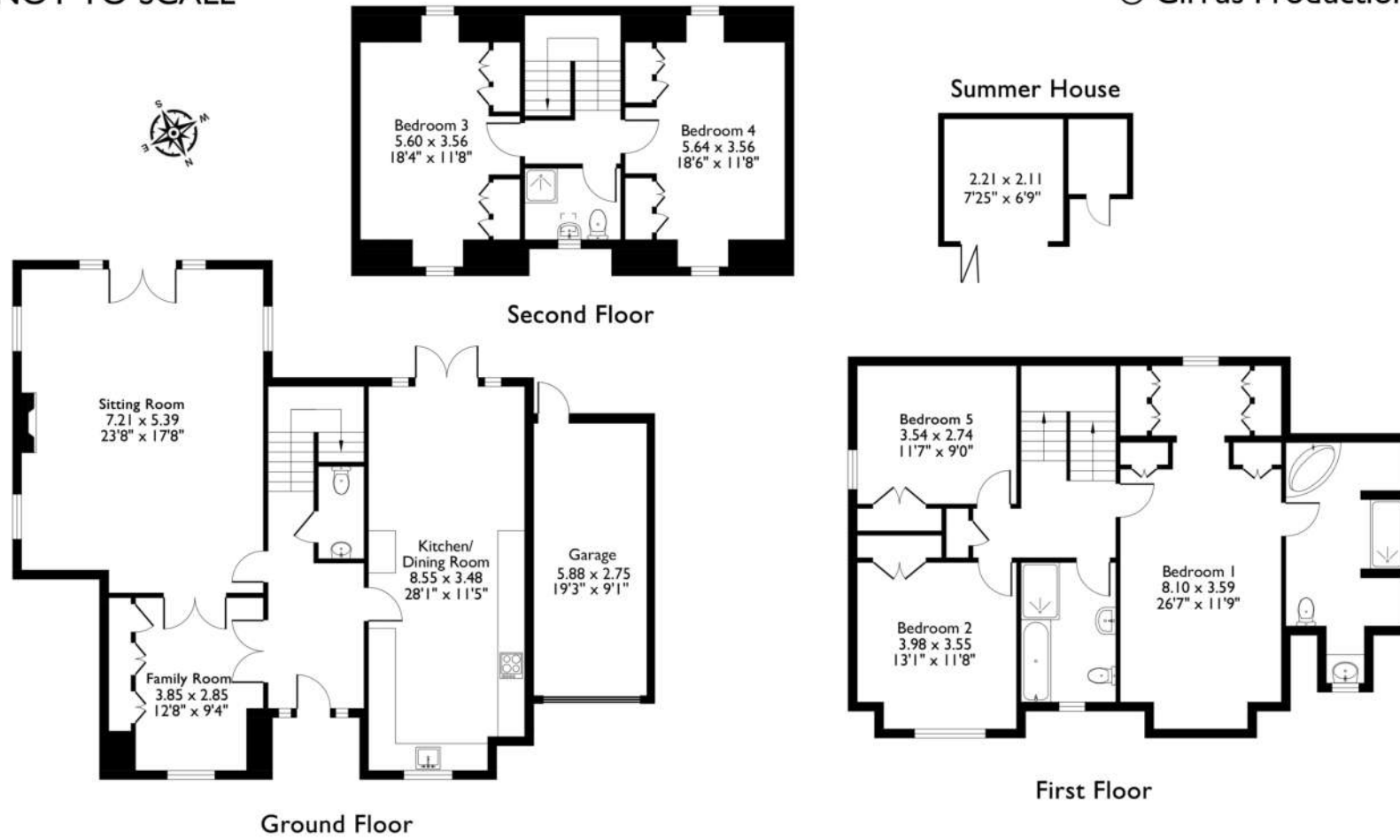
There are golf courses at Hazlemere, Wycombe Heights and Beaconsfield, with local sports facilities at Hazlemere Recreation Ground close by.





NOT TO SCALE

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**27 Willow Chase**  
Approximate Floor Area  
House 235.93 sq m - 2540 sq ft  
(Gross Internal Area)  
**This plan is for illustration purposes only.**



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