



Piddington Lane
Wheeler End

TIM RUSS
& COMPANY

Piddington Lane Wheeler End, Buckinghamshire, HP14 3NG



- DETACHED FAMILY HOME
- BEAUTIFULLY PRESENTED
- LIGHT AND AIRY ACCOMMODATION
- THREE BEDROOMS
- FAMILY BATHROOM AND SHOWER ROOM
- TWO RECEPTION ROOMS
- KITCHEN/BREAKFAST ROOM
- UTILITY ROOM
- DRIVEWAY PARKING
- GARDENS

£695,000

An imposing character home in a delightful position on the edge of Wheeler End Common

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The Property

An imposing detached character home with a lovely outlook set in a wonderful position on the edge of Wheeler Common. This delightful home has been tastefully upgraded by the current owners and boasts an abundance of large windows throughout which enhance the sense of space and light. The accommodation in brief comprises two reception rooms, a modern kitchen with utility room. To the first floor can be found three bedrooms with a luxury bathroom. There is also a useful ground floor shower room.

Outside

There is gated driveway parking and a wrap around garden which is laid mainly to lawn with mature shrubs and borders and offers a good degree of seclusion.

Location

Wheeler End is a small village in Buckinghamshire located just off the main A40 between West Wycombe and Stokenchurch. Originally just a few scattered farmsteads, amenities nearby now include a village hall, local pub (The Dashwood Arms) and playing field and there are local shops in nearby Lane End and West Wycombe, both of which have primary schools. More comprehensive shopping and leisure amenities are available in nearby High Wycombe town centre where the Eden Centre Shopping Complex caters for all needs. High Wycombe rail station is approximately 4.7 miles distance with its fast service to London, Marylebone. The motor commuter can access the M40 at either junction 4 at High Wycombe or junction 5 at Stokenchurch. This provides fast access to Central London, the M25, M4 and Heathrow Airport. Schooling in the area is highly regarded in both public (Grammar system) and private sectors. There are many pleasant walks and bridleways within the immediate area.

Viewings

Strictly by appointment only.

Mortgage

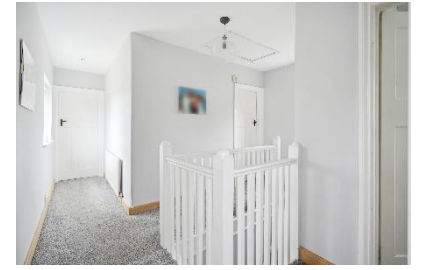
Contact your local Tim Russ & Company office who can introduce you to their professional financial advisor.

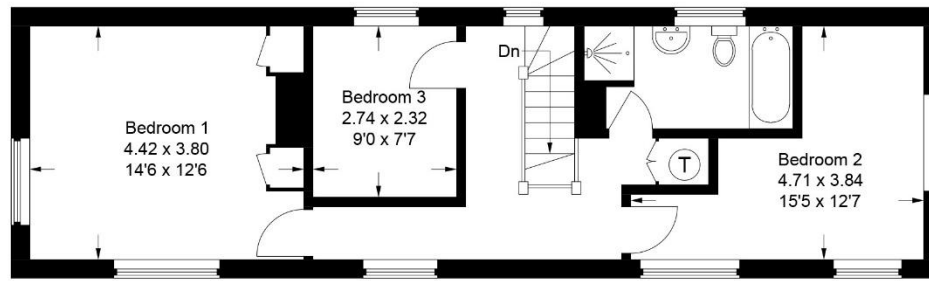
Council Tax: Band F

Tenure: Freehold



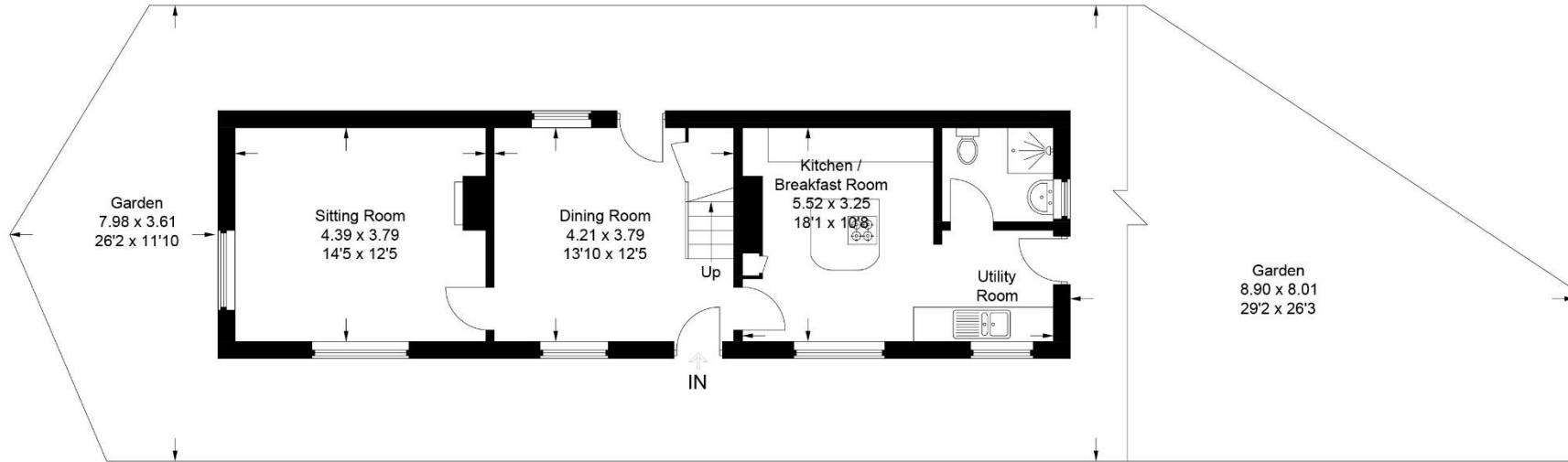






First Floor

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	56 D	63 D
39-54	E		
21-38	F		
1-20	G		



Ground Floor

Approximate Gross Internal Area
 Ground Floor = 54.2 sq m / 583 sq ft
 First Floor = 53.8 sq m / 579 sq ft
 Total = 108.8 sq m / 1162 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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