



23 Stock Field Close, Hazlemere - HP15 7LA

Guide Price Guide Price £675,000

 **TIM RUSS**
& Company



- Attractive detached family home situated in a quiet cul de sac on the popular Manor Farm estate
- Close to highly regarded schools, local amenities, transport links and beautiful countryside walks

Hazlemere is conveniently located between High Wycombe and Amersham offering excellent commuter links into London, both with regular trains into Marylebone. Within a short walk is a local parade of shops. Restaurants can be found on Hazlemere Crossroads and at Park Parade there a wider range of amenities. The property is in the catchment area for the sought after Manor Farm schools, The Royal Grammar School & John Hampden Grammar School (for boys), Beaconsfield High School and Wycombe High School (for girls). Buckinghamshire is renowned for its state and private education. Details will need to be confirmed with the appropriate schools for their catchment areas. For recreation there are two local parks, one opposite and one a short walk to Ashley Drive. Hazlemere and the surrounding area offers a wide variety of leisure and entertainment facilities including Wycombe Swan Theatre, the swimming pool and multi sports center on Marlow Hill in High Wycombe. There are a number of both private and public golf courses in the area and tennis, football and rugby clubs close by.

Council Tax band: F

Tenure: Freehold

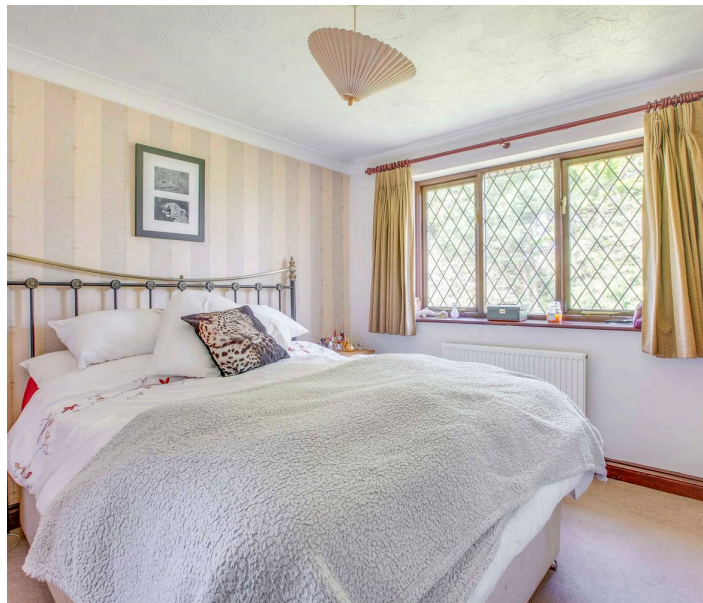
EPC Energy Efficiency Rating: C

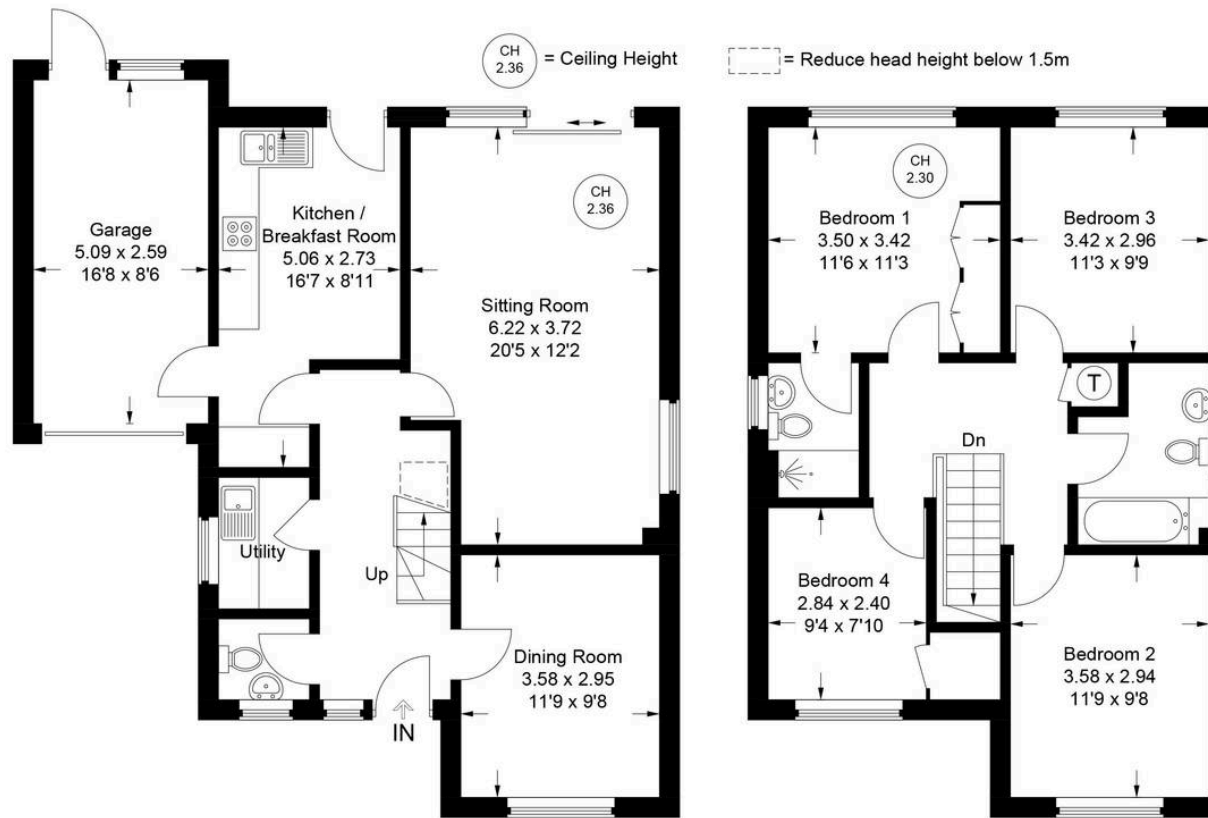


Nestled in the heart of the sought-after Manor Farm estate, this charming 4-bedroom detached house is a dream family home waiting for the perfect match. Tucked away in a serene cul de sac, the property boasts a peaceful location ideal for those seeking tranquillity yet still close to the buzz of the local community. With highly esteemed schools, convenient amenities, excellent transport connections, and picturesque countryside walks all within easy reach, this residence offers the best of both worlds for modern family living.

Step inside to discover two spacious reception rooms, a well-equipped kitchen/breakfast room with seamless access to the garden, a separate utility room, a downstairs cloakroom, and a garage at your service. Ascend the stairs to find the principal bedroom with its very own ensuite shower room, complemented by three additional double bedrooms serviced by a well equipped family bathroom.

Outside, a private and level rear garden awaits, offering a sanctuary for al fresco dining, playtime with the little ones, or simply basking in the sun. Unwind on the expansive patio perfect for summer BBQs, overlooking the lawn enclosed by timber fencing and mature hedging. Parking will never be an issue with ample driveway space leading to the garage, offering not only convenience but also peace of mind. Don't miss out on the opportunity to call this inviting property your new home sweet home.





Ground Floor

First Floor

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Approximate Gross Internal Area
Ground Floor = 74.5 sq m / 802 sq ft
(Including Garage)

First Floor = 59.9 sq m / 645 sq ft

Total = 134.4 sq m / 1447 sq ft

Floor Plan produced for Tim Russ & Company by Media Arcade ©.

Illustration for identification purposes only. Window and door openings are approximate. Whilst every attempt is made to assure accuracy 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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