



10 Kingswood Place, High Wycombe - HP13 7SR

Guide Price £1,250,000

 **TIM RUSS**
& Company



- An exceptional five bedroom detached family house of character, close to Kingswood Common, Royal Grammar School, local amenities and transport links
- Built we believe in 1929 by renowned furniture makers Gomme family the property features a wealth of oak joinery to many of the rooms and original fireplaces
- Stand out features include an impressive kitchen/breakfast room with granite work surfaces and slate flooring also a large conservatory/gym

The property is a stroll to local woods and Totteridge Common. Tesco Express amongst other local shops, a chemist/pharmacy and a Doctors Surgery are within walking distance. High Wycombe station provides a frequent service into London Marylebone, with the fastest trains taking approximately 28 minutes. The town provides a centre for major retail outlets and supermarkets including the renowned Eden Shopping centre. For families there are a number of highly regarded schools available in the area, notably the Royal Grammar school (boys) in High Wycombe, also John Hampden (boys) and Wycombe High School (girls). The M40 can be joined at junction 4 High Wycombe (or junction 3 going eastbound into London) with easy accessibility to the M4 (Heathrow) and the M25. At Handy Cross is the hub development to include a state of the art leisure centre, full size Waitrose, day nursery and Hampton by Hilton hotel.

Council Tax band: G / EPC Rating: E

Tenure: Freehold



Introducing an exceptional five-bedroom detached family house of character, this property is ideally located near the Kingswood Common, Royal Grammar School, local amenities, and excellent transport links. Believed to have been constructed in 1929 by the renowned furniture makers, the Gomme family, this home boasts a rich heritage featuring oak joinery throughout many rooms and original fireplaces.

Featuring a splendid kitchen/breakfast room adorned with granite work surfaces and slate flooring, as well as a generously sized conservatory that can double as a gym, this home presents a perfect blend of modern convenience and traditional charm.

As you step into the welcoming entrance hall, you will find a convenient downstairs cloakroom and a spacious family/games room. The well-equipped kitchen/breakfast room seamlessly flows into the utility area and a separate dining room with bifold doors opening to the front. The cosy sitting room, with its feature bay window and wood-burning stove, along with the delightful conservatory/gym, complete the ground floor living space.

Upstairs, the property boasts a main bedroom with feature bay window, fitted wardrobes, and an ensuite shower room. Additionally, a guest bedroom, complete with fitted wardrobes and a modern ensuite shower room, provides a comfortable space for visitors. Three additional bedrooms, all serviced by the family bathroom with a separate shower, offer ample accommodation for a growing family.

Outdoors, the mature rear garden provides a serene retreat with its lush lawn, fruit trees, large paved seating area, and a charming loggia. Meanwhile, the front of the property offers convenient driveway parking for up to five cars.





10 Kingswood Place

Approximate Gross Internal Area = 264.8 sq m / 2850 sq ft

(Excluding Eaves / Shed)

Outbuilding = 6.4 sq m / 69 sq ft

Total = 271.2 sq m / 2919 sq ft

Floor Plan produced for Tim Russ & Company ©.

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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