



5 Sawpit Hill, Hazlemere, Buckinghamshire, HP15 7DB

Hurst are pleased to offer to the market, this unique, five bedroom detached family home that was built around the turn of the 20th century and sits on a secluded plot and is offered in fantastic condition throughout. This superb home is located in the popular South Bucks village and is a short walk to local amenities, that include a butchers, coffee shops, convenience store amongst others, several village schools that have enviable reputations, as well as providing a bus stop in easy reach and a number of railway options to Marylebone from Great Missenden and High Wycombe, the Met Line from Amersham is also within a 15 minute drive of the property. The accommodation comprises; spacious entrance hallway, guest cloakroom, snug, sitting room, open plan and Modern fitted Kitchen/breakfast/dining/family room with and a centralised island 'with integral fridge drawers and oven/microwave' with a Quartz work top, utility room, bedroom five with en-suite shower room and a further reception room/gym are (This part of the house would make a perfect annexe area for an au pair, additional family member or even to provide rental income). To the first floor there is a principal bedroom which is over 30ft in length and comes with a four piece en-suite bathroom, this bedroom could be split into two rooms with some small adaptations to the landing, there are three further bedrooms and a family bathroom. The property also benefits from; gas central heating, modern sash style double glazing, enclosed rear garden with patio area and storage shed, to the front there is a large driveway providing parking for several vehicles, with two sets of steps down to the house and front garden which is laid to lawn, enclosed with fencing and mature trees. A generous terrace adjoins the front of the property with a further patio nestling in the corner. This area has planning permission for a garden room. There is also wiring for an electric car charger, power, drainage and CAT6 data cable.



- INTERNAL VIEWING HIGHLY RECOMMENDED
 - FIVE BEDROOM DETACHED FAMILY HOME
- POTENTIAL FOR ANNEXE AREA AT THE REAR OF THE HOUSE
 - AMPLE PARKING AND ENCLOSED GARDENS
 - THREE BATHROOMS AND GUEST CLOAKROOM
 - MODERN SASH WINDOWS
- PRINCIPAL BEDROOM WITH FOUR PIECE EN-SUITE
 - GOOD ACCESS TO MET LINE AT AMERSHAM
 - UTILITY ROOM & GUEST CLOAKROOM
 - BEAUTIFULLY PRESENTED THROUGHOUT

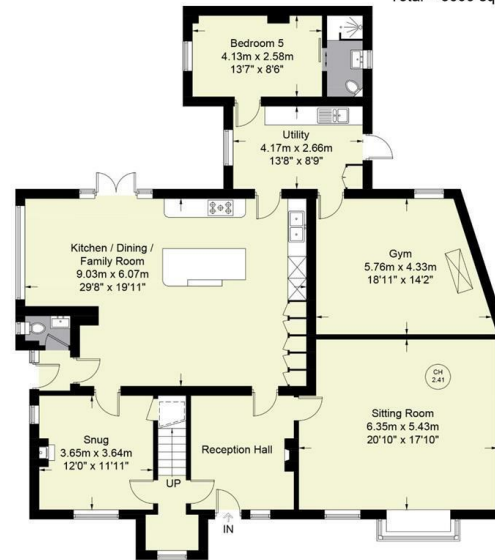




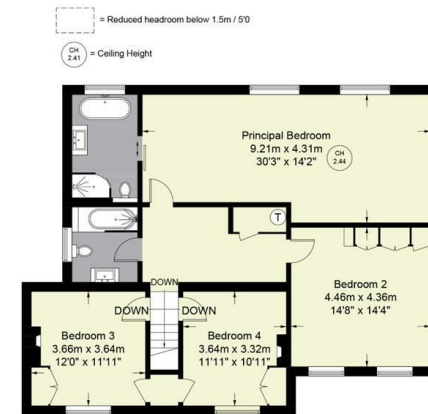


Sawpit Hill

Approximate Gross Internal Area
Ground Floor = 1884 sq ft / 175.0 sq m
First Floor = 1215 sq ft / 112.9 sq m
Total = 3099 sq ft / 287.9 sq m



GROUND FLOOR



FIRST FLOOR

Floor Plan produced for Hursts 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.

Hurst
Estate Agents

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