



Estate Agents
Hurst

40 Wycombe Road, Holmer Green, Bucks, HP15 6RY
£1,000,000

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Hurst are delighted to offer to the market this heavily extended, four/five bedroom detached property that has been well cared for by its current owners and makes a wonderful family home. This visually attractive home comes with a larger than average rear garden and offers over 2,000 sq ft of accommodation with huge versatility to the ground floor accommodation. Holmer Green is a charming and sought-after village located in the heart of the Buckinghamshire countryside. This idyllic location offers a perfect blend of peaceful rural living with convenient access to local amenities. The village is known for its beautiful green spaces, including Holmer Green Common, and provides a variety of recreational options such as nearby walking trails and sports facilities. The property is also perfect for those looking to commute with its well-connected excellent road links to the bustling towns of High Wycombe and Amersham, both offering mainline train & underground services to London, making it a popular choice for commuters. The village itself boasts a range of local shops, pubs, and highly regarded schools, making it an ideal place for families to settle. The accommodation includes; entrance hallway, guest cloakroom, utility room, larder, fitted kitchen/breakfast room, huge conservatory with French doors leading to rear garden, study/bedroom five, sitting room, family/dining room, principal bedroom with en-suite, three further bedrooms and a large family bathroom. The property also benefits from double glazing, gas central heating, driveway parking for at least five vehicles at the front with a double width garage to the rear and a double length garage attached to the side of the property. The garden is in excess of 100ft and is stunning, providing a real secluded feel with established trees and a spacious decking area which is perfect for entertaining. An internal viewing is highly recommended and the property is offered to the market with no onward chain.



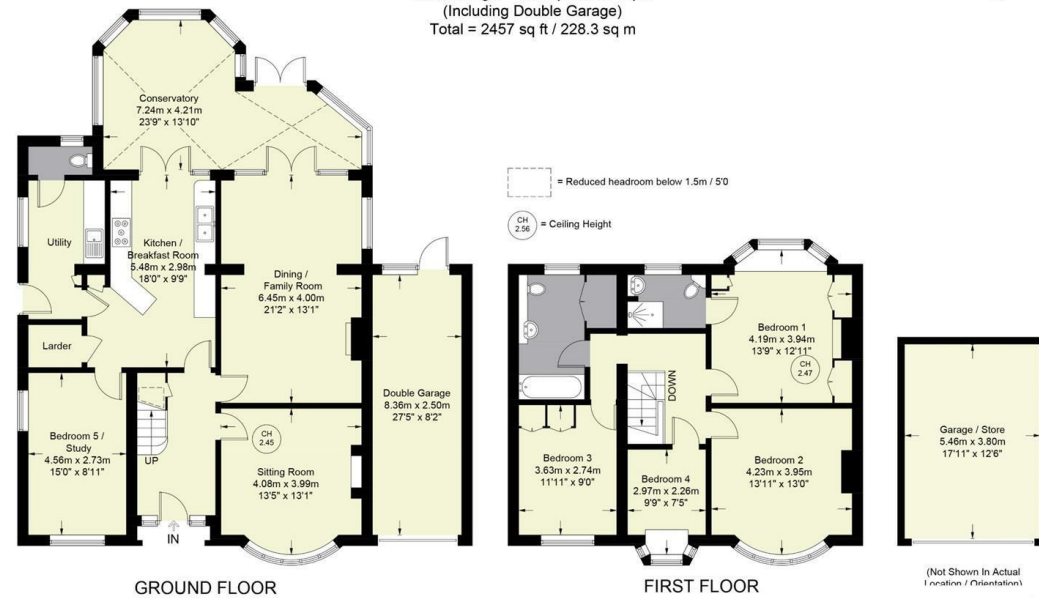
- **FOUR/FIVE BEDROOM DETACHED FAMILY HOME**
 - **DOUBLE WIDTH & DOUBLE LENGTH GARAGES**
 - **FOUR RECEPTION ROOMS**
- **SUPERB FAMILY HOME IN CENTRE OF THE VILLAGE**
 - **NO ONWARD CHAIN**
 - **GUEST CLOAK & UTILITY ROOM**
 - **PRINCIPAL BEDROOM WITH EN-SUITE**
 - **IDEAL FAMILY HOME**
 - **LEVEL PLOT WITH LARGE REAR GARDEN**
 - **EARLY VIEWING ADVISED**







Wycombe Road
 Approximate Gross Internal Area
 Ground Floor = 1282 sq ft / 119.1 sq m
 First Floor = 754 sq ft / 70.1 sq m
 Outbuildings = 421 sq ft / 39.1 sq m
 (Including Double Garage)
 Total = 2457 sq ft / 228.3 sq m



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.



The Property Misdescriptions Acts 1991. Hurst Estate Agents have not tested any apparatus, equipment, fixture and fittings or services and cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of the property are based on information supplied by the seller. Hurst Estate Agents has not had sight of the title documents. A buyer is advised to obtain verification from their solicitor.