



Estate Agents
Hurst

38 Wycombe Road, Holmer Green, Bucks, HP15 6RY
Offers In Excess Of £1,000,000

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This charming, characterful four/five bedroom detached house is situated in the sought-after village of Homer Green and has been extremely well maintained by its present owner and is in good condition.

The ground floor accommodation includes; entrance hall, guest shower room, country house style fitted kitchen/breakfast room with French doors leading to rear garden, utility room, family room/bedroom five and large sitting room with feature open fireplace. The first floor comprises; principle bedroom with en-suite shower room, guest bedroom with en-suite shower room, two further double bedrooms and a family bathroom. This visually attractive home comes with an extensive rear garden, that has a secluded feel from established trees and a spacious decking area creates a superb outside entertaining space.

The property also benefits from double glazing, gas central heating, garage and driveway parking for at least four vehicles.

Holmer Green is located in the heart of the Buckinghamshire countryside and offers a perfect blend of peaceful rural living with convenient access to local amenities. A prime catchment area for sought after Primary and Secondary Schools, as well as easy bus access to the Grammar Schools at both High Wycombe and Beaconsfield. 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.

CHARACTER PROPERTY

LARGE AND SECLUDED REAR GARDEN

EXTREMELY SOUGHT-AFTER LOCATION

FOUR/FIVE BEDROOM DETACHED HOUSE

FOUR BATH/SHOWER ROOMS

PRINCIPAL BEDROOM WITH WALK IN WARDROBE

GARAGE AND DRIVEWAY PARKING

• SUPERB FAMILY HOME IN CENTRE OF THE VILLAGE

CLOSE TO COMMON AND NATURE WALKS

GREAT SCHOOL CATCHMENT AREA







Wycombe Road

Approximate Gross Internal Area

Ground Floor = 1388 sq ft / 129.0 sq m (Including Garage)

First Floor = 1188 sq ft / 110.4 sq m

Total = 2576 sq ft / 239.4 sq m

EPC: 66



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.

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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.

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