



Rose Cottage, High Street, West Wycombe, Buckinghamshire, HP14 3AG

Asking Price | £485,000



## Property Features

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- Charming Detached Cottage
- Grade II Listed
- Located in the Historic National Trust Village of West Wycombe
- Modernisation Project
- Exposed Beams and Brick Fireplaces
- 2 Double Bedrooms
- Spacious Hallway Leading to Living Room
- Kitchen with Views to the Garden
- Large south-westerly private garden
- EPC F / Council Tax Band E

## Full Description

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This charming detached cottage is Grade II listed and is on the market for the first time in over three hundred years! It is steeped in history and situated in the beautiful National Trust village of West Wycombe in Buckinghamshire where freehold properties very rarely come up for sale. It boasts traditional features with exposed wooden beams, brick fireplaces, and original sash windows.

This delightful cottage needs updating and offers a fantastic opportunity for those seeking to put their own stamp on a property. This property has lots of potential to create a wonderful home in a prime location. The ground floor comprises a spacious hallway, living room and kitchen with views over the generous established garden. On the first floor, there are two double bedrooms and family bathroom. All of the rooms do require updating.

Externally, the cottage has a large private south-west facing garden with established shrubs and trees with a generous raised lawn area where one can enjoy alfresco dining, perfect for summer evenings. Parking in the village car park is available by prior negotiation.

West Wycombe village is renowned for its picturesque location, nestled in the heart of the Chiltern Hills. The village offers a range of amenities including local shops, restaurants, pubs, and cafes. One of the most notable attractions is West Wycombe Park, which is a National Trust property, located nearby and includes fantastic public walks and gardens. Other attractions include The Hellfire Caves, a series of underground caverns that date back to the 1740s and have a fascinating history. High Wycombe is also nearby, offering a broad range of retail shops, cinema, and leisure facilities.

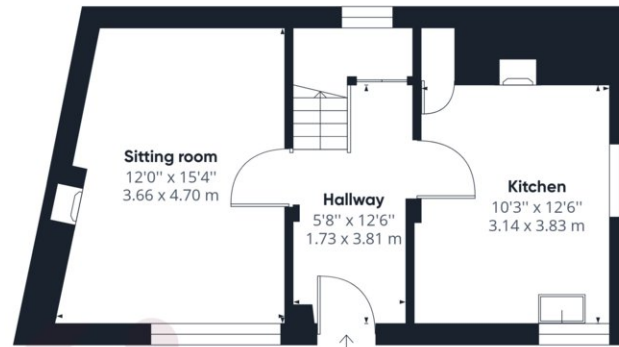
For commuters, the property is well-positioned with excellent transport links, with High Wycombe train station providing a direct link to London and easy access to the M40 motorway providing links to London Heathrow airport, Oxford, and Birmingham.



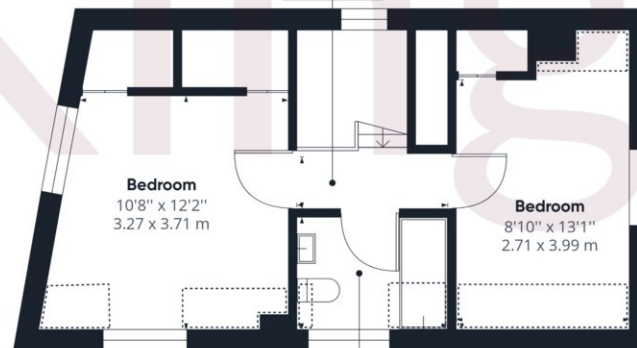








Ground Floor



Floor 1

**Approximate total area<sup>(1)</sup>**

794.04 ft<sup>2</sup>  
73.77 m<sup>2</sup>

**Reduced headroom**

55.79 ft<sup>2</sup>  
5.18 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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