



Amersham Road, Hazlemere, High Wycombe, Buckinghamshire, HP15 7QN

Asking Price | £1,250,000

## Property Features

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- Executive Detached Home
- 2700 sq ft of Accommodation
- Potential to extend Further (STPP)
- 5 Bedrooms (Principal with Ensuite)
- 3 Reception Areas
- Stunning Gardens
- 1/3 Acre Plot
- Outside Home Office and Gym
- Long Driveway, Parking and Double Garage
- EPC 72 C / Council Tax Band G

## Full Description

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Nestled within the serene landscape of Amersham Road, this impressive executive detached home, meticulously crafted by Charles Church, offers an expansive living experience spanning over 2700 sq ft of accommodation. Boasting the potential for further extension, subject to customary permissions, this residence presents a rare opportunity for discerning homeowners seeking both space and versatility.

Positioned gracefully on just over a third of an acre plot, the property enjoys a commanding presence set back from the road, providing a sense of privacy and tranquility.

Upon entering, guests are greeted by an inviting and capacious entrance hall, setting the tone for the grandeur within. To one side lies the double aspect Drawing Room, adorned with a charming fireplace and seamlessly connected to the rear patio through double doors, offering an ideal setting for leisurely gatherings or quiet moments of relaxation.

The heart of the home resides in the open plan Kitchen/Dining/Family room, where modernity meets functionality. Equipped with sleek appliances and stone worktops, the kitchen area is a culinary haven, while the adjacent family area, with its access to the patio, serves as the perfect space for entertaining. Additionally, a convenient utility room, a Home Office, and a Cloakroom complement the main living areas, catering to the demands of contemporary living.

Ascending to the first floor, five generously proportioned bedrooms await, each exuding comfort and sophistication. The principal bedroom, boasting picturesque views over the front landscape, is further enhanced by an ensuite shower room and fully fitted wardrobes. The remaining four bedrooms are served by a modern family bathroom, ensuring both comfort and convenience for all occupants.

Beyond the confines of the home, the outdoor spaces beckon with their enchanting allure. The expansive gardens, a hallmark of the property, encompass a variety of delights, including a large rear patio ideal for al fresco dining, steps leading to a sun-drenched patio, and a charming summer house that harbors the potential for a home office and gym, catering to a myriad of lifestyle needs. The frontage features ample parking leading to a Double Garage, accompanied by a vast lawned area bordered by mature trees and bushes, providing both security and serenity.

For those commuting to London, High Wycombe Train Station offers swift access to the capital, facilitating a seamless journey for professionals and adventurers alike. Moreover, the area boasts esteemed educational institutions such as the renowned Royal Grammar School and Godstowe Private School, ensuring a wealth of educational opportunities for families seeking excellence in schooling.



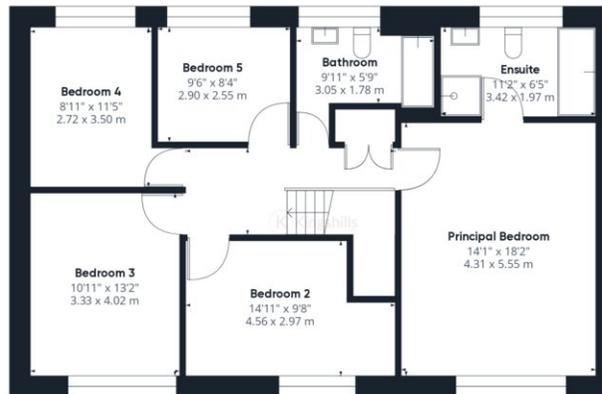




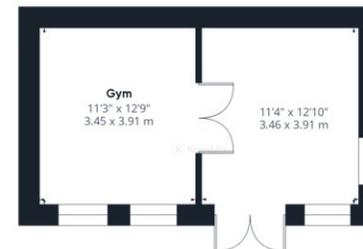




Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area<sup>(1)</sup>  
2738.24 ft<sup>2</sup>  
254.39 m<sup>2</sup>

(1) Excluding balconies and terraces

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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