



**FORD & PARTNERS**

ESTATE AGENTS



59 Pheasant Drive, High Wycombe, Buckinghamshire, HP13 5JP





59 Pheasant Drive, High Wycombe, Buckinghamshire, HP13 5JP

**Offers over £675,000**

An impressive four-bedroom family home situated in sought after Village of Downley. This fine home is being sold with the added benefit on no onward chain and planning permission to extend the property to five bedrooms (21/07735/FUL).



## Description

When entering the property through the front door, you are welcomed into a porch with double doors leading into the central hallway. The hallway gives access into the study, living room, cloakroom, and kitchen. To complete this level, there is a dining room, utility room and integral access into the spacious garage.

On the first floor, there are four bedrooms and two bathrooms. The principal bedroom spans the depth of the property and features an ensuite bathroom and fitted wardrobes.

Outside, the property enjoys both front and rear gardens with a spectacular view over National Trust – West Wycombe Park.

## Situation

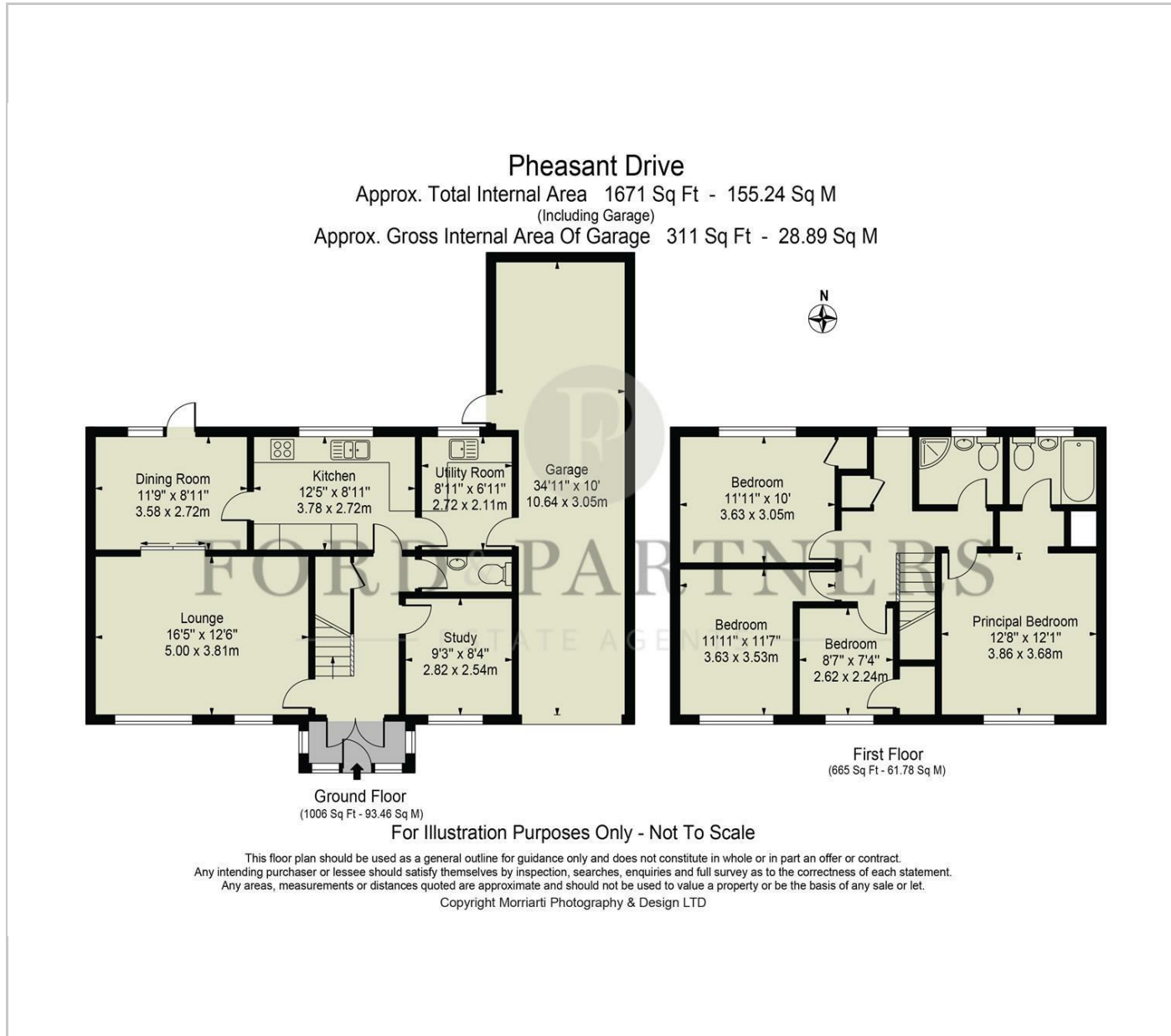
The property is within walking distance to local shops, outstanding areas of natural beauty and several popular public houses.

Downley is a picturesque village to the northwest of High Wycombe providing excellent schooling, with the highly sought-after primary school (The Downley School) within walking distance. It is also situated within the catchment area of The Royal Grammar School and John Hampden Grammar School for boys along with the Wycombe High School for girls. Downley Common which is protected allows miles of countryside walks. Travel links to London include a mainline railway station with direct service to London Marylebone from High Wycombe Station in as little as 27 minutes. Alternatively, junction 4 of the M40 motorway is within easy commuting distance of the property, providing a direct route to London or Oxford via car.





# Floor Plans



# Area Map



# Energy Performance Graph

