



FORD & PARTNERS

ESTATE AGENTS



Pantiles, 20 Marlow Hill, High Wycombe, HP11 1QL

20





Pantiles, 20 Marlow Hill, High Wycombe, HP11 1QL

**£995,000**

A rare opportunity to purchase a 1920's art deco style family home, situated on one of the largest plots measuring approximately 0.4 acres on Marlow Hill. This fine home is gracing the market for the first time in over 35 years, presenting a unique opportunity.



## Description

When entering the property through the front door, you are greeted into the central hallway boasting the original 1920's staircase. The hall gives access into the sitting room, study, formal dining room, kitchen diner and cloakroom. The modern kitchen boasts cream cabinetry, Maia worktops, and Mandarin Stone flooring throughout the space. In addition, the formal dining room gives access into the Mediterranean courtyard garden making an ideal space to relax during the spring and summer months.

On the first floor, there are four well proportioned bedrooms and the family bathroom. The family bathroom has been completely renovated in recent years boasting Karndean flooring, a Laufen sink and toilet, Bette Steel Bath and Aqualisa digital shower. The principal bedroom also benefits a recently refitted ensuite shower room.

Outside, the property benefits from impressive front and rear gardens. The front garden features mature flower beds, high hedging giving privacy to the front, driveway parking for four to five cars and a detached garage. To the rear, there is a patio space for entertaining family and guests, mature flower beds, an area laid to lawn and a fruit orchard with gated access onto Tom Burt's Hill.

Further features include gas central heating, double glazing throughout, cavity wall insulation and loft storage.



## Situation

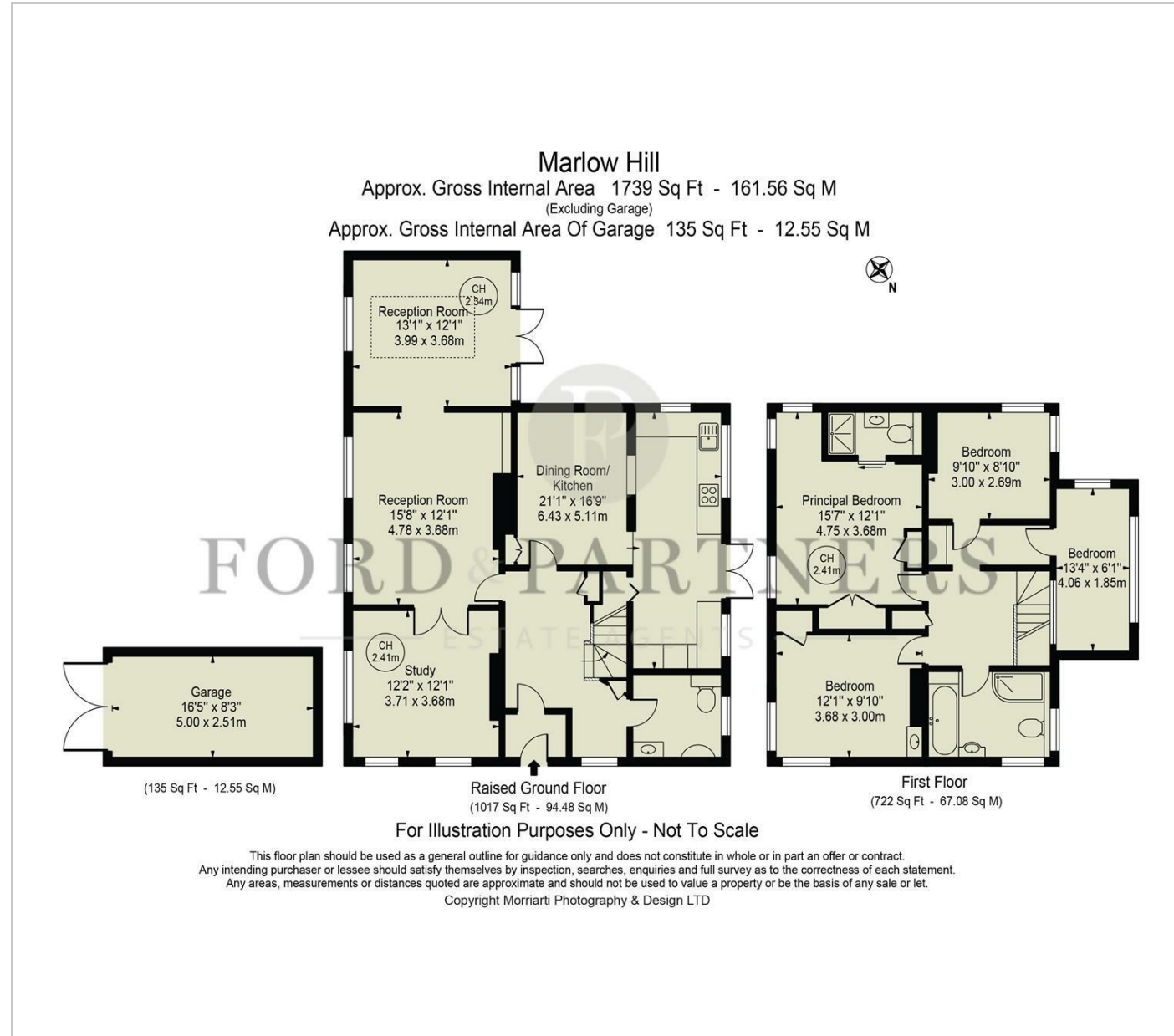
Pantiles is situated on an elevated plot on Marlow Hill conveniently within walking distance to the Town Centre, Mainline Train Station, Hospital, Excellent State, Private & Grammar School, J4 M40 Motorway and more.

Access to the mainline station is approximately a ten minute walk with lines to London Marylebone (fastest train approximately 26 minutes), Oxford and Birmingham. The property is also conveniently located to the M40 leading to the M25 and national motorway network and airports.





# Floor Plans



# Area Map



# Energy Performance Graph

