

Red Kite Way High Wycombe HP13 5SF









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Offers in the region of £935,000

An exceptional detached family home, offering over 2,800 square feet of living space, located in a small, exclusive development on the borders of Hughenden Park. This impressive property has been carefully maintained and thoughtfully enhanced since it's construction in 2013.

Description

Upon entering the property through the front door, you are greeted by a central hallway, featuring a fitted coat cupboard and a cloakroom to the right. To your left, the spacious sitting room awaits, complete with an electric fire and a bay window that fills the room with natural light. Moving through the hallway, you'll find access to the formal dining room and the kitchen breakfast room. The kitchen has recently been upgraded and now includes extra storage, a tiled splashback, a five-ring gas hob, and a wine rack. This floor also benefits from a practical utility room.

On the first floor, there are four generous double bedrooms and three bathrooms, two of which are ensuites. The principal suite, spanning an impressive 17 feet, offers fitted wardrobes and a luxurious ensuite shower room.

Having undergone a stylish loft conversion, the property now boasts a second floor. The hip-to-gable transformation has created a versatile study/bedroom, plenty of storage space, and an additional spacious bedroom with an en-suite shower room featuring double vanity units.

Outside, the property is complemented by beautifully landscaped front and rear gardens. The rear garden, which faces south-west, is private and mainly laid to lawn, with a large patio area ideal for outdoor entertaining.

Situation

Red Kite Way is situated on the north west-side of High Wycombe's Town Centre, just 1.5 miles to the Mainline Train Station & Town Centre. Via the Chiltern Railway Service, you'll be at London Marylebone Station in just 27 minutes or Oxford in 38 minutes. South Buckinghamshire is renowned for excellent state and independent schools, and High Wycombe has some of the best. All walkable from the property and in high demand, there's Wycombe Abbey, the Royal Grammar School, Wycombe High School, Godstowe and John Hampden.

NB: There is an estate charge which covers the park and communal areas of around £120 twice per year.



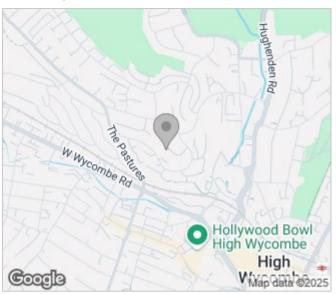






Floor Plans Area Map

Red Kite Way Approx. Gross Internal Area 2860 Sg Ft - 265.70 Sg M (Including Restricted Height Area Garage & Excluding Storage) Approx. Gross Internal Area 2563 Sq Ft - 238.11 Sq M (Excluding Restricted Height Area, Garage & Storage) Approx. Gross Internal Area Of Garage 231 Sq Ft - 21.46 Sq M 10'1" x 9'8" 3.07 x 2.95m Second Study Redroom 16'9" x 10'11" 5.11 x 3.33m 12'5" x 10'9" 3.78 x 3.28m Principal Bedroom 16'10" x 16'3" Study 16'5" x 8'7" Lounge 20'1" x 12'1" 17' x 12'8" Garage 18'6" x 17' 5.64 x 5.18m 16'4" x 13'10" 4.98 x 4.22m Second Floor (731 Sq Ft - 67.91 Sq M) First Floor (1051 Sq Ft - 97.64 Sq M) Ground Floor (1145 Sq Ft - 106.37 Sq M) For Illustration Purposes Only - Not To Scale This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let. Copyright Morriarti Photography & Design LTD



Energy Performance Graph

