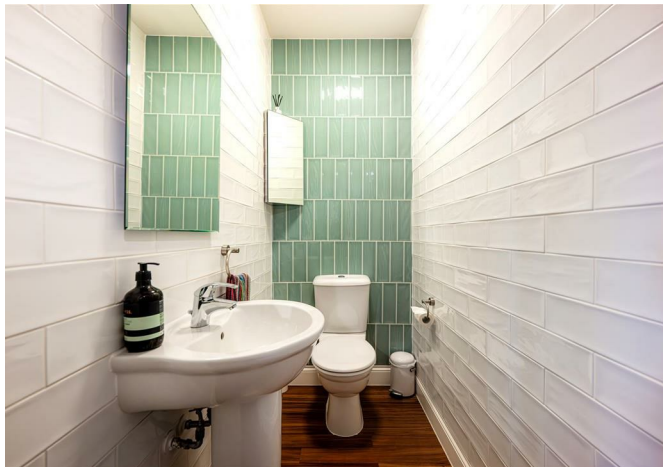




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Red Kite Way High Wycombe HP13 5SF



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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 en-suites. The principal suite, spanning an impressive 17 feet, offers fitted wardrobes and a luxurious en-suite shower room.

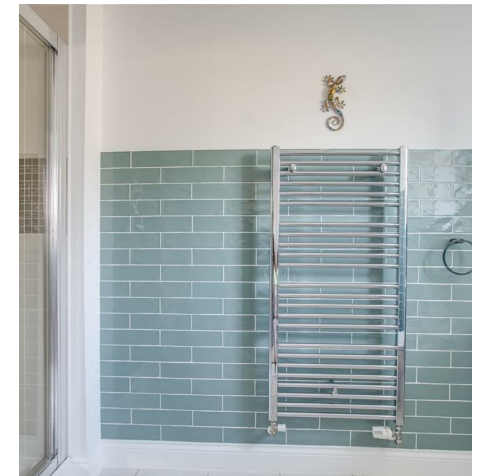
Having undergone a stylish loft conversion, the property now boasts a second floor. The hip-to-gable transformation has created a versatile study/bedroom, plenty of storage space, and an additional spacious bedroom with an en-suite shower room featuring double vanity units.

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.

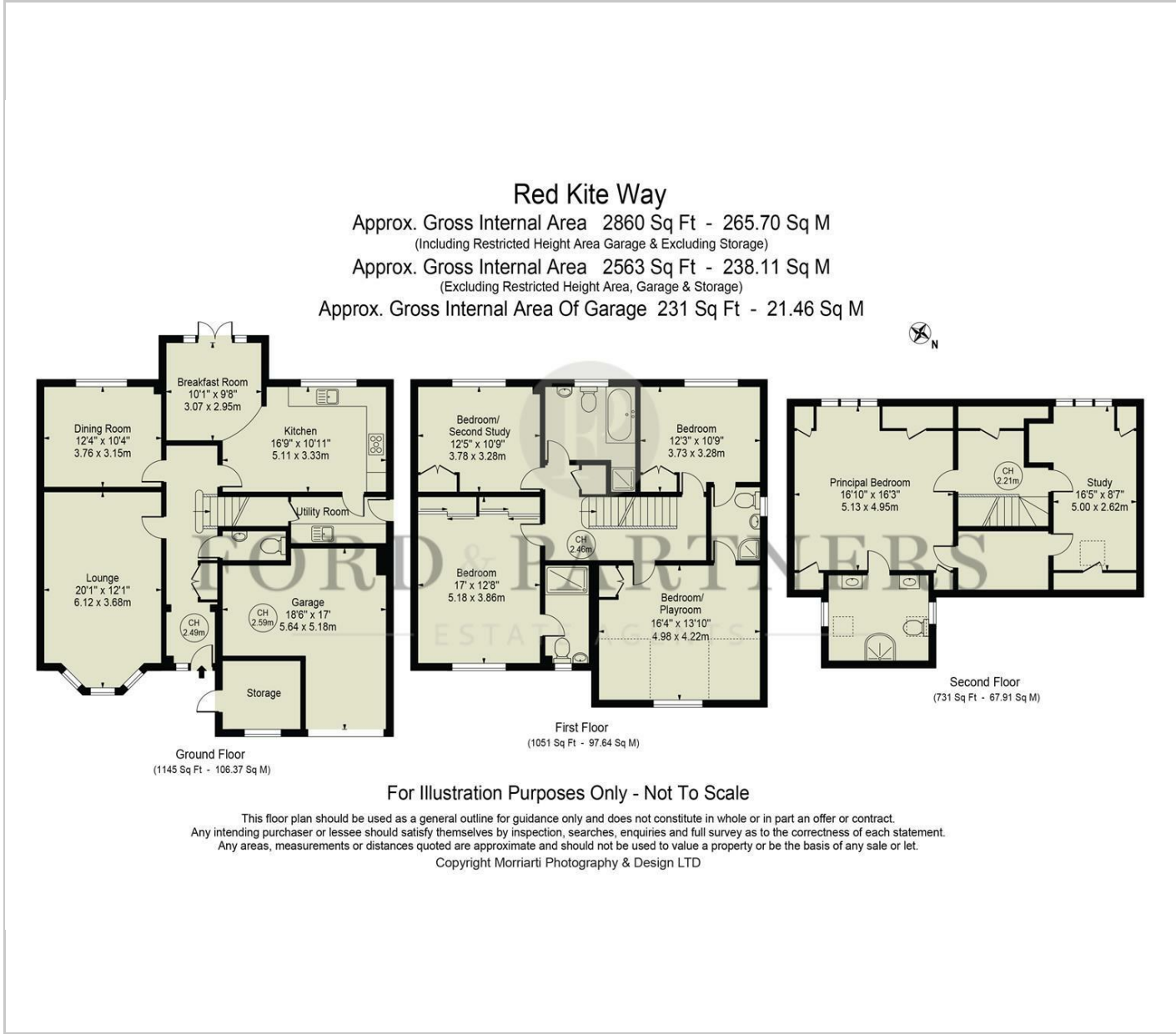
## Situation

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.

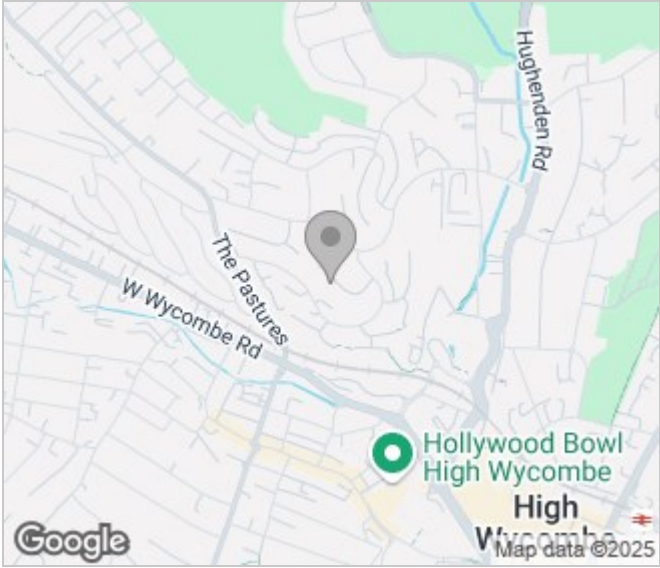
NB: There is an estate charge which covers the park and communal areas of around £120 twice per year.



Floor Plans



Area Map



Energy Performance Graph

