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ESTATE AGENTS

Rectory Avenue High Wycombe HP13 6HN



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£750,000

An Exceptional Opportunity in High Wycombe's Prestigious Rectory Avenue.

This substantial family home, nestled on one of High Wycombe's most sought-after roads, presents a rare opportunity for refurbishment, offering the potential to craft a stunning residence with approximately 2,400 sq. ft. of living space.

Description

Upon entering, you are welcomed into a spacious central hallway that leads to the sitting room, formal living room, dining room, and a convenient ground-floor toilet. The impressive, triple-aspect formal living room spans the full depth of the property, featuring a charming brick-built open fireplace, intricate ceiling paneling, original picture rails, and elegant flooring. Completing this level is a well-proportioned kitchen and a separate utility room.

The first floor hosts four generously sized double bedrooms and a family bathroom. The principal bedroom boasts breathtaking south-facing views over Rye Park and Wycombe Abbey.

Ascending to the second floor, you will find two additional bedrooms, a shared Jack & Jill four-piece bathroom, and ample eaves storage.

The property is complemented by beautifully landscaped front and rear gardens. The rear garden is thoughtfully designed with a patio area—ideal for entertaining—multiple decked seating areas, mature trees, and a lush lawn. At the front, a 30-foot garden and a private driveway provide parking for three vehicles.

Situation

Prime Location & Excellent Connectivity

Situated on the desirable Rectory Avenue, this home is within easy reach of High Wycombe's mainline railway station, offering swift connections to London Marylebone in just 27 minutes and Oxford in 38 minutes via the Chiltern Railway service. Heathrow Airport is also conveniently located just a 30-minute drive away.

High Wycombe is renowned for its outstanding educational facilities, including some of the country's most prestigious state and independent schools. Within walking distance, you'll find Wycombe Abbey, the Royal Grammar School, Wycombe High School, Godstowe, and John Hampden.

This is an incredible opportunity to acquire a home with character, space, and exceptional potential in one of High Wycombe's finest locations.



Rectory Avenue

Approx. Total Internal Area 2402 Sq Ft - 223.15 Sq M
(Including Eaves Storage & Restricted Height Area)

Approx. Gross Internal Area 2180 Sq Ft - 202.53 Sq M
(Excluding Eaves Storage & Restricted Height Area)

The floor plan illustrates a three-story property. The **Ground Floor** (952 Sq Ft - 88.44 Sq M) includes a Utility Room, Kitchen (11' x 8'9", 3.35 x 2.67m), Dining Room (14' x 11'1", 4.27 x 3.38m), Sitting Room (15'2" x 12'5", 4.62 x 3.78m), and a large Living Room (22'5" x 12', 6.83 x 3.66m) with a fireplace (CH 2.67m). A front Porch provides access. The **First Floor** (769 Sq Ft - 71.44 Sq M) features four bedrooms: two measuring 11'3" x 11'1" (3.43 x 3.38m) and 12'5" x 9'1" (3.78 x 2.77m), another 15'5" x 12' (4.70 x 3.66m), and a Principal Bedroom (13'1" x 11'7", 3.99 x 3.53m). It also includes a bathroom, a central staircase, and a fireplace (CH 2.72m). The **Second Floor** (681 Sq Ft - 63.27 Sq M) contains three bedrooms: one at 14'10" x 12' (4.52 x 3.66m), another at 15'10" x 11'3" (4.83 x 3.43m), and a third at 11'3" x 11'1" (3.43 x 3.38m). It also has a bathroom, a staircase, and two areas of Eaves Storage. A north arrow is positioned in the upper right corner.

Ground Floor
(952 Sq Ft - 88.44 Sq M)

First Floor
(769 Sq Ft - 71.44 Sq M)

Second Floor
(681 Sq Ft - 63.27 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.

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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not energy efficient - higher running costs</i>	69	83
England & Wales	EU Directive 2002/91/EC	