

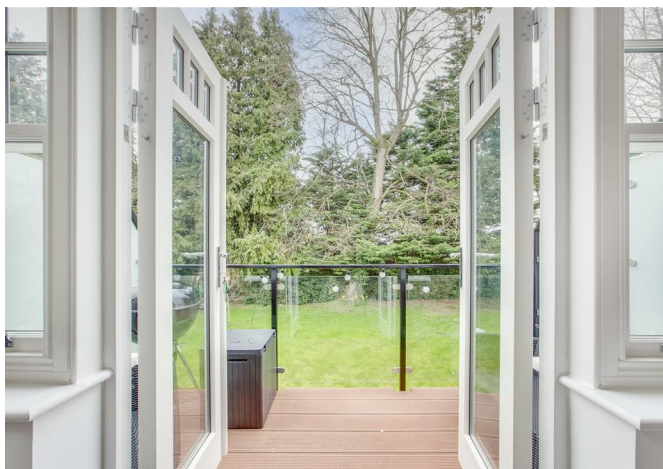


FORD & PARTNERS

ESTATE AGENTS

Amersham Road High Wycombe Buckinghamshire HP13 6QS





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**Offers in excess of £375,000**

Set within a beautifully converted Victorian building, refurbished and extended by Ridgepoint Homes in 2020, this stunning two-bedroom, second-floor apartment seamlessly blends historic charm with modern elegance.



## Description

The heart of the home is the spacious open-plan kitchen, dining, and living area. The stylish kitchen features sleek laminate worktops, ample storage, and integrated appliances that blend seamlessly into the cabinetry for a streamlined look. A striking ceiling window floods the space with natural light, creating the perfect setting for entertaining or relaxing. The living area also extends onto a private balcony, providing a peaceful outdoor space to enjoy a coffee or take in the fresh air.

Both double bedrooms are bright and spacious, each thoughtfully designed with built-in wardrobes for ample storage, while the principal bedroom features its own private balcony, offering a quiet outdoor retreat. The main bathroom is elegantly finished, featuring a contemporary bath, sink, WC, and a recessed shelf for toiletries.

Additional highlights include a secure entry system, allocated parking (2 spaces), and beautifully maintained communal grounds adjoining the Royal Grammar School playing fields, offering a peaceful, green backdrop. A secure bicycle storage area provides the freedom to explore the surrounding countryside, and the property benefits from the remainder of a 10-year builder's warranty.

## Situation

Terriers, near High Wycombe, offers the perfect blend of countryside charm and urban convenience. Surrounded by scenic landscapes ideal for hiking and cycling, it provides a peaceful retreat with easy access to modern amenities.

For commuters, High Wycombe train station is just a short walk away, offering a fast link to London Marylebone (average 27 minutes) or Oxford (45 minutes), while the nearby M40 connects to London, Oxford, and Birmingham.





### Uplyme House, HP13 6QS

Approximate Gross Internal Area = 689 sq ft / 64.0 sq m

CH 2.39 = Ceiling Height

Balcony

Balcony

Bedroom 2  
14'11" x 9'9"  
4.54 x 2.96m

Bedroom 1  
14'11" x 9'9"  
4.55 x 2.75m

Kitchen / Dining /  
Sitting Room  
20'7" x 18'1"  
6.28 x 5.51m

CH 2.39


IN

### First Floor

Floor Plan produced for Ford & Partners by Media Arcade ©.

Illustration for identification purposes only. Window and door openings are approximate. Whilst every attempt is made to assure accuracy in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

### Energy Efficiency Rating

	Current	Potential
<p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p><i>Not energy efficient - higher running costs</i></p>	82	82
<p><b>England &amp; Wales</b></p>	<p>EU Directive 2002/91/EC</p>	

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