



FORD & PARTNERS

— ESTATE AGENTS —

New Road, Sands, High Wycombe HP12 4LH



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Asking price £550,000

A Charming Detached Bungalow with Beautiful Gardens & Excellent Location

Nestled on a generous plot, this delightful double bay-fronted detached bungalow enjoys a prime location just 1.7 miles from Junction 4 of the M40 and within easy reach of outstanding local schools.

Description

Upon entering the home, you're welcomed into a central hallway that leads to two well-sized bedrooms on the right. To the left, elegant double doors open into a spacious, light-filled reception room featuring a bay window, dual aspect views, and a cosy log burner—perfect for relaxing evenings.

Continuing through the hallway, you'll find a stylish family bathroom and the principal bedroom, complete with fitted wardrobes and a private en-suite. At the heart of the home lies a beautifully designed open-plan kitchen and dining area, complemented by a separate utility room.

Externally, the property offers driveway parking for up to three vehicles and an impressive, landscaped rear garden extending approximately 100 feet. This thoughtfully designed outdoor space includes multiple lawned areas, a large entertaining patio, several vegetable planters, and a rear gate providing direct access to public woodland—ideal for scenic walks and enjoying nature right from your doorstep.

Situation

Sands is a well-connected and sought-after residential area located on the western edge of High Wycombe. Known for its convenience and community feel, the area appeals to families, professionals, and commuters alike. Positioned just moments from Junction 4 of the M40, it offers excellent road links to London, Oxford, and beyond—making it ideal for those needing swift access to the Capital or the wider motorway network.

Residents benefit from a wide range of local amenities, including nearby supermarkets, independent shops, and leisure facilities, as well as excellent schooling options such as grammar and comprehensive schools. The area is also served by regular bus routes and is just a short drive from High Wycombe railway station, offering direct services to London Marylebone in under 30 minutes.

For outdoor enthusiasts, the surrounding Chiltern Hills Area of Outstanding Natural Beauty provides stunning countryside walks, cycling trails, and green open spaces, with several parks and woodlands nearby. Sands itself is a mix of well-established homes and newer developments, offering a peaceful yet convenient lifestyle in one of Buckinghamshire's most dynamic towns.



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Approximate Gross Internal Area
Ground Floor = 1197 sq ft / 111.2 sq m
Outbuildings = 270 sq ft / 25.1 sq m
Total = 1467 sq ft / 136.3 sq m

CH 2.48 = Ceiling Height

Ground Floor

Bedroom 1
11'5" x 10'8"
3.48 x 3.24m

Bedroom 2
12'6" x 11'11"
3.82 x 3.62m

Bedroom 3
12'6" x 9'11"
3.67 x 3.03m

Kitchen / Dining Room
18'0" x 11'11"
5.48 x 3.64m

Sitting / Dining Room
21'11" x 12'0"
6.68 x 3.65m

Utility

Shed
15'4" x 9'4"
4.68 x 2.85m

Shed
9'11" x 8'0"
3.02 x 2.45m

Shed
7'10" x 5'10"
2.40 x 1.79m

(Not Shown In Actual Location / Orientation)

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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
<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>	59	80
England & Wales	EU Directive 2002/91/EC	