



FORD & PARTNERS

— ESTATE AGENTS —



Richard Gardens High Wycombe HP13 7LT



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Offers over £875,000

An Exceptional 'Brick & Flint' Family Home in a Private Cul-de-Sac

Boasting nearly 2,500 square foot of versatile and beautifully appointed living space, this impressive 'brick & flint' residence occupies a premier position within a private cul-de-sac of just six homes.

Description

Set back behind a generous front garden, the property features a Cotswold stone driveway with parking for up to eight vehicles. The front door opens into a welcoming central hallway, with a convenient downstairs WC to the left. From here, you can access a formal, dual-aspect dining room, a utility room, and a stunning open-plan kitchen/diner. The recently fitted shaker-style kitchen comes complete with an integrated oven, hob and extractor, 70/30 fridge/freezer, space for a dishwasher, and a stylish wine rack. The ground floor also includes a spacious sitting room and an additional reception room, offering versatile living option.

The first floor comprises five generous bedrooms and three well-appointed bathrooms. The principal suite, overlooking the rear garden, offers fitted wardrobes and a luxurious four-piece bathroom, providing a private retreat for the homeowners.

The rear garden is a true highlight, with a patio ideal for entertaining, a soft play area for children, and a well-maintained lawn, offering both beauty and functionality for family life.

This exceptional home combines space, style, and location, making it an ideal choice for families seeking a prestigious and practical family residence.

Situation

Richard Gardens is a highly sought-after residential enclave in High Wycombe, offering a peaceful and family-friendly setting while remaining within easy reach of the town centre. The area is renowned for its leafy streets and sense of community, making it an ideal choice for families and professionals alike.

For those who enjoy outdoor living, the neighbourhood benefits from immediate access to Totteridge Common, providing scenic woodland walks, open green spaces, and a tranquil retreat from the bustle of everyday life. These natural surroundings are perfect for dog walking, jogging, or leisurely weekend strolls, with the changing seasons bringing a variety of beautiful landscapes to explore.

Local amenities are within convenient reach, including shops, schools, and transport links, while High Wycombe town centre offers a broader range of retail, dining, and cultural options. The combination of natural beauty, excellent connectivity, and a strong community atmosphere makes Richard Gardens a particularly desirable location.



Richard Gardens, HP13 7LT

Approximate Gross Internal Area
Ground Floor = 1218 sq ft / 113.2 sq m
(Including Garage)
First Floor = 1212 sq ft / 112.6 sq m
Total = 2430 sq ft / 225.8 sq m





Ground Floor

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
<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>	70	79
England & Wales	EU Directive 2002/91/EC	