



**BRUTON**  
PROPERTY



Park Lane Park Lane  
High Wycombe, HP14 3TQ

**Guide price £475,000**



## Park Lane

High Wycombe, HP14 3TQ

Brand new modern 3 bedroom house with a private garden and two parking spaces.

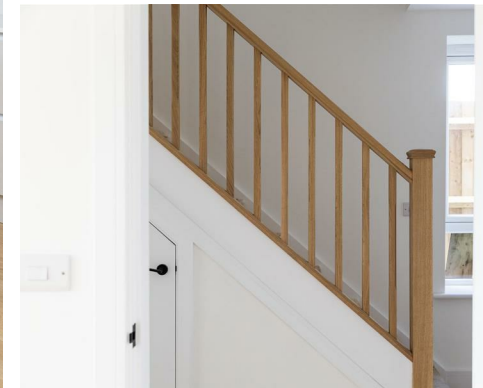
Boutique development located in an area of outstanding natural beauty immediately adjacent to the green belt. The houses have been constructed and finished to an excellent standard and provide spacious and contemporary living.

The living area is an open plan kitchen / dining with bi-fold doors onto the patio / garden. A separate utility room leads directly to the rear patio. Separate cloakroom.

To the first floor, there is a well proportioned master bedroom, excellent size second bedroom (same as master) with integrated wardrobes and a generous family bathroom with separate walk-in shower and bath. The third bedroom is 3.1m x 2.2m.

The house features solar panels and gas central heating, underfloor heating to the ground floor. Modern kitchen, quartz worktop with Neff appliances and separate utility room. The finished floors at ground level are engineered oak to match the oak staircases and upper floors are carpeted throughout. Buyers can choose type of carpets.

Stokenchurch is a charming village within an area of outstanding natural beauty 'AONB' and surrounded by wonderful countryside offering plenty of scope for walking, cycling and riding thanks in large part to an extensive





network of footpaths and  
bridleways.

Village amenities include a school,  
a library, Doctors, shops, pubs  
and restaurants. The location also  
offers excellent access to the M40  
Junction 5 (London/Birmingham),  
rail travel from High Wycombe to  
London Marylebone with journey  
times of approximately 25 minutes  
(fast train) and Heathrow airport is  
27 miles distant. The property lies  
within the catchment for sought-  
after grammar schools, details of  
which can be obtained from the  
local authority.

Council: Buckinghamshire

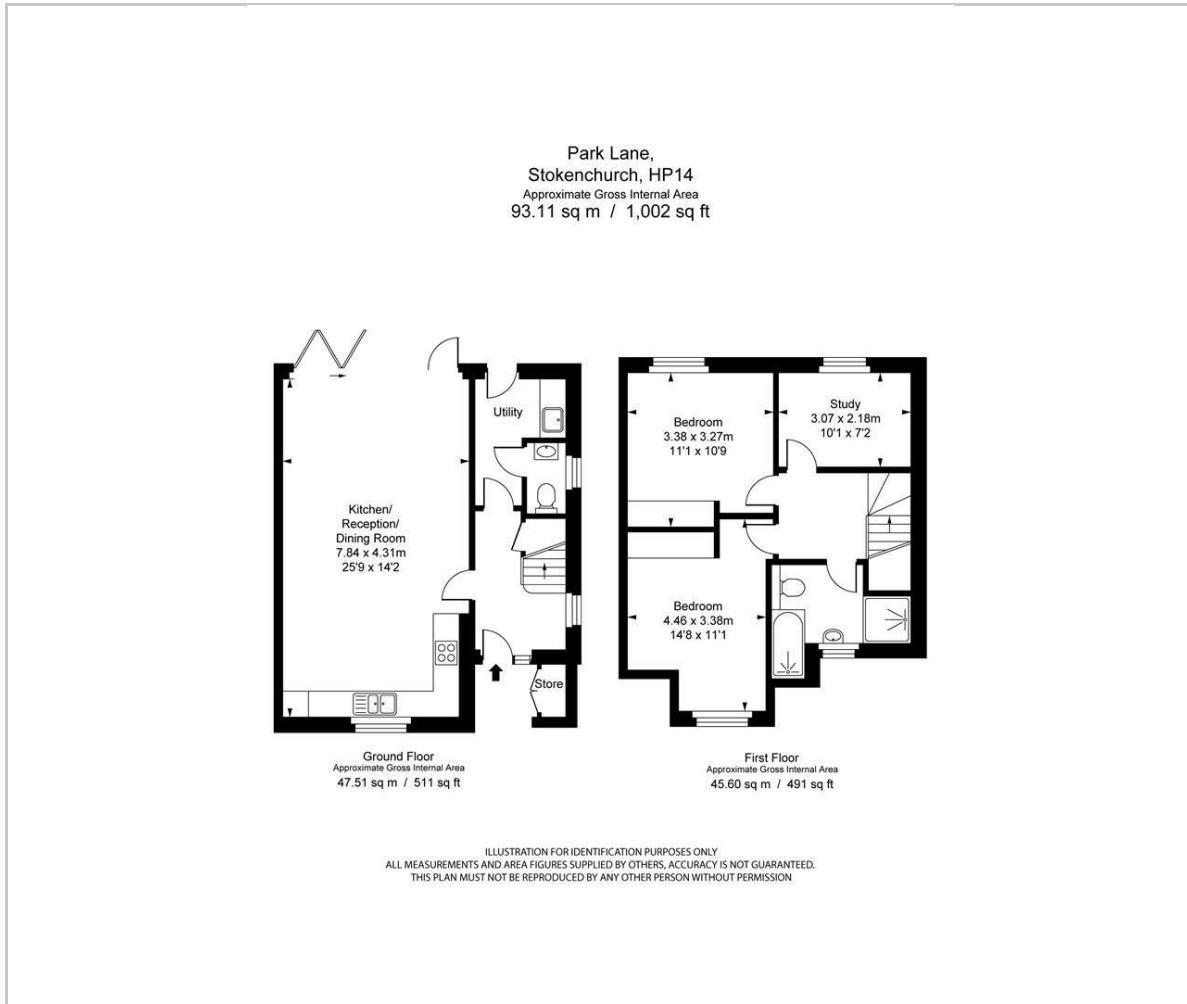
Council Tax Band: TBC

Photos: Bedrooms to come

Completion due: June 2024




## Floor Plan




## Viewing

Please contact our Bruton Property Office on 0207 459 4696 if you wish to arrange a viewing appointment for this property or require further information.

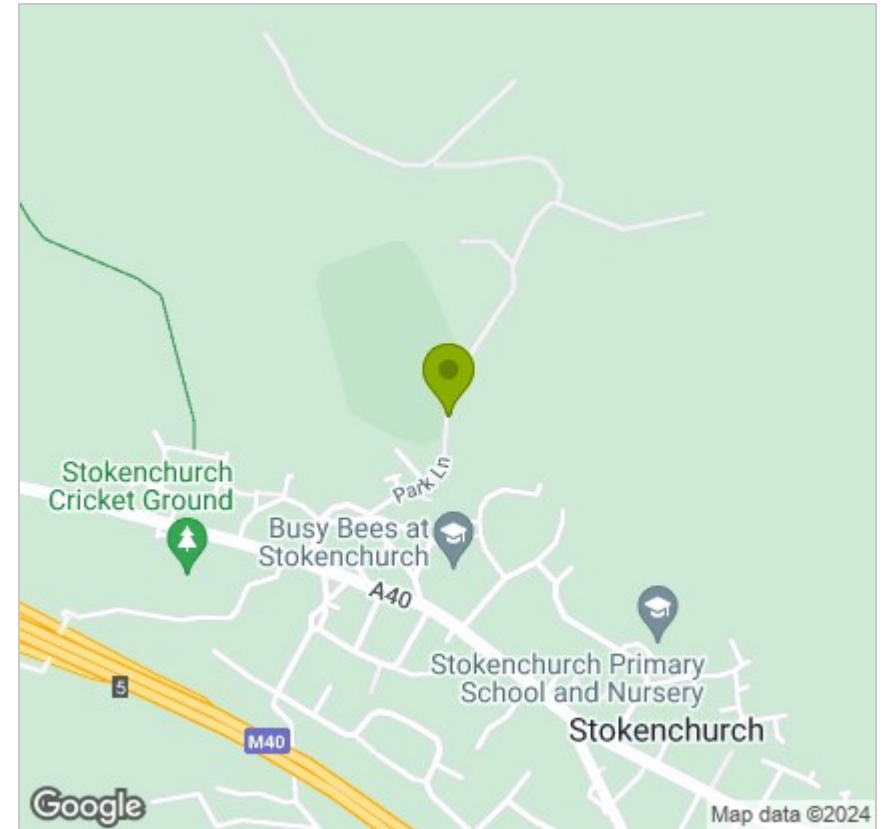
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## Area Map



## Energy Efficiency Graph

