



Estate Agents  
**Hurst**

Beechwood, The Common, Downley, High Wycombe, Bucks, HP13 5YL  
£900,000

# Beechwood, The Common, Downley, High Wycombe, Bucks, HP13 5YL

Hurst are delighted to bring to market this real real gem of a property and one that is extremely rare and a perfect opportunity for someone to acquire this superb family home set in a secluded location in a woodland position, just off Downley Common. This wonderful home has not been on the market since the 1970's and comes with a sizeable plot and one that provides a real sense of seclusion and is situated in arguably one of High Wycombe's most picturesque areas overlooking the beautiful Downley Common. The property is also on the doorstep of miles of countryside walks through Naphill and Hughenden National Trust Parkland, whilst also being within a walk of local schools and local amenities. The accommodation includes; entrance hall, guest cloakroom, utility room, fitted kitchen, study, large lounge which is double aspect and has a large bay window, dining room, master bedroom with en-suite shower room, three further double bedrooms and family bathroom. The property also benefits from oil fired central heating. The majority of the property is double glazed. There is ample driveway parking. To the outside the gardens wrap around all sides of the property which backs and sides woodland and fronts onto the common.

The owner has informed is that the property also has registered common rights over the common including common of grazing and common of estovers (gathering firewood and bracken) among others. The property would also appear to lend its self to further expansion subject to obtaining the relevant planning permission and could potentially be offered to the market with no onward chain. NB the property also comes with a cesspit to the property.



**STUNNING WOODLAND LOCATION**

**VERY PRIVATE AND SECLUDED POSITION**

**SUPERB FAMILY HOME**

**INTERNAL AND EARLY VIEWING ADVISED**

**OIL FIRED CENTRAL HEATING**

**STUDY / UTILITY & GUEST CLOAKROOM**

**FOUR DOUBLE BEDROOMS**

**MILES OF COUNTRYSIDE WALKS ON YOUR  
DOORSTEP**

**POTENTIAL FOR FURTHER EXPANSION (STPP)**

**DETACHED GARAGE AND DRIVEWAY PARKING**





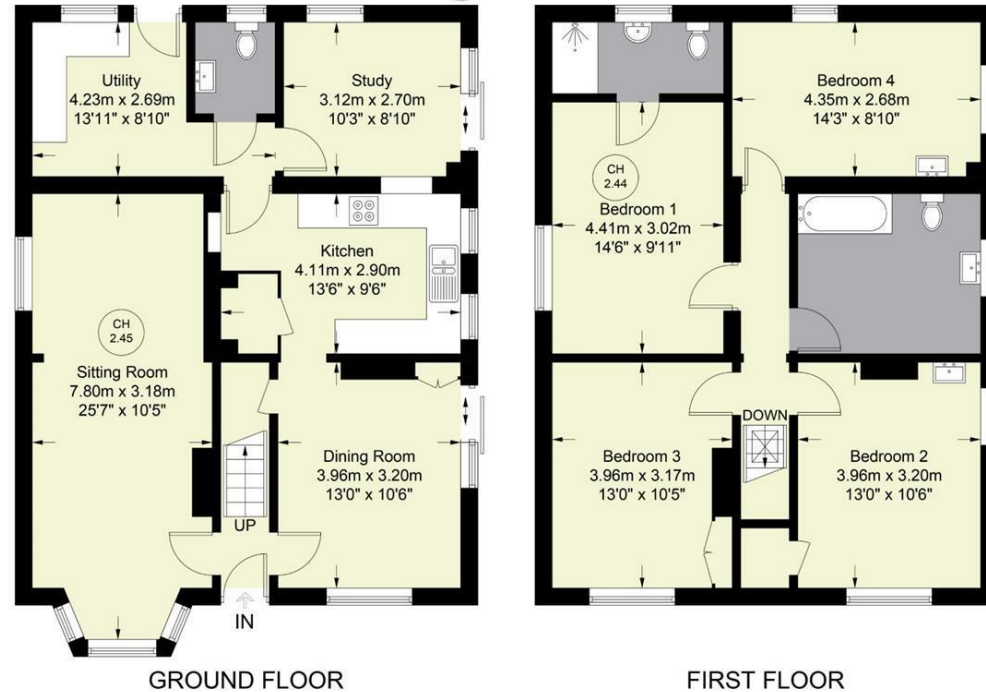


## Beechwood, The Common

Approximate Gross Internal Area  
 Ground Floor = 821 sq ft / 76.3 sq m  
 First Floor = 799 sq ft / 74.2 sq m  
 Total = 1620 sq ft / 150.5 sq m



CH 2.25 = Ceiling Height



Floor Plan produced for Hursts 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.



The Property Misdescriptions Acts 1991. Hurst Estate Agents have not tested any apparatus, equipment, fixture and fittings or services and cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of the property are based on information supplied by the seller. Hurst Estate Agents has not had sight of the title documents. A buyer is advised to obtain verification from their solicitor.

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