





# 8 Westover Road, High Wycombe, Buckinghamshire, HP13 5HY

Hurst are delighted to offer to the market this heavily extended, four bedroom, family home that has been massively improved upon by its present owners and is offered in exceptional condition throughout. The extension, which was tasteful and well thought through in its design, means the property now boasts, four double bedrooms and three bathrooms to the first floor, multiple reception rooms, and not to mention the inclusion in recent years of an outbuilding that is currently used as a home office and gym area. Located in a quiet and sought-after road in the picturesque village of Downley, situated to the West of High Wycombe, providing stunning views across to West Wycombe and beyond, the location gives a real sense of being in the Countryside, whilst retaining all the conveniences that the town has to offer, there are also an abundance of walks on your doorstep, as well as superb schools and other local amenities, all of which are within walking distance. The accommodation includes; entrance hallway, guest cloakroom, sitting room, modern fitted kitchen/breakfast room with central island, dining room, family room, principal bedroom with en-suite shower room, three further double bedrooms a four piece family bathroom and an additional shower room. The property also benefits from UPVC double glazing, gas central heating, driveway parking for at least three vehicles, fantastic views across the valley, an enclosed rear garden with huge patio area that is perfect for entertaining, a large workshop and the outbuilding which has power and light. An early and internal viewing is highly recommend.



**SUPERB FAMILY HOME IN STUNNING LOCATION**  
**FAR REACHING VIEWS ACROSS THE VALLEY**  
**GOOD ACCESS TO M40 AND LOCAL AMENITIES**  
**FOUR DOUBLE BEDROOMS AND THREE BATHROOMS**  
**RECENTLY FITTED OPEN PLAN**  
**KITCHEN/BREAKFAST ROOM**  
**LARGE WORKSHOP AND CABIN IN THE REAR**  
**GARDEN**  
**CATCHMENT FOR LOCAL SCHOOLS**  
**MILES OF WALKS ON YOUR DOORSTEP**  
**INTERNAL VIEWING IS HIGHLY ADVISED**  
**SHOW HOME STYLE CONDITION**











## Westover Road

Approximate Gross Internal Area  
 Ground Floor = 903 sq ft / 83.9 sq m  
 First Floor = 884 sq ft / 82.1 sq m  
 Outbuildings = 347 sq ft / 32.2 sq m  
 Total = 2133 sq ft / 198.2 sq m



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.

Hurst  
 Estate Agents

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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