



Water End Road
Beacon's Bottom

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A fabulous 5 bedroom detached home offering VERSATILE LIVING SPACE with STYLISH CONTEMPORARY INTERIOR situated in an IDYLIC LOCATION enjoying COUNTRY VIEWS in the popular hamlet of Beacons Bottom nestling in the Chiltern Hills. Beautifully refurbished and benefiting from EXCELLENT TRANSPORT LINKS

Tree Tops, Water End Road, Beacon`s Bottom, High Wycombe, Buckinghamshire, HP14 3XF

£900,000

High Wycombe 5.8 miles, Marlow 8 miles, Oxford 20 miles (John Radcliffe), Heathrow 30.8 miles, London 41.6 miles

- Stunning Landscaped Rear Garden
- Five Double Bedrooms
- Detached Family Home
- Ample Driveway Parking
- Excellent Transport Links
- Substantial Master Bedroom With Ensuite
- Gorgeous Views Across The Chiltern Hills
- Internal Viewings Recommended
- Immaculate Presentation Throughout
- Versatile Living Accommodation



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Location

Set within the Chiltern Hills on the edge of the Stokenchurch plateau surrounded by beautiful countryside, the area offers an excellent network of footpaths and bridleways, and benefits from a highly sought after local primary school as well as catchment for John Hampden Grammar, the Royal Grammar School and Wycombe High School. Day to day shopping needs can be found at the nearby village of Stokenchurch along with a public library, health centre and a number of village shops and restaurants. More specialised shopping can be found at nearby Oxford, High Wycombe and Marlow. M40 access at junction 5 is within 3 miles distant, with central London (approximately 35 miles distance). Mainline station to London Marylebone is at High Wycombe (approximately 30 minutes fast train). Oxford 25 minutes (John Radcliffe).



Description

A stunning detached home situated in semi rural position enjoying fabulous country views in this highly regarded hamlet nestling in the heart of the Chiltern Hills.

Tree Tops has been beautifully refurbished throughout and offers flexible spacious living accommodation with stylish contemporary interior. The property comprises, entrance hall, sitting room with wood burner, living room with log burner and doors opening out onto the front decked terrace enjoy elevated country views, a fantastic `open plan` kitchen/dining room with central island, integrated appliances and Bi-Fold doors onto the rear entertaining terrace, utility room cloakroom and family room/large bedroom with en suite bathroom. On the first floor there is a landing with stairs to a boarded loft space with velux windows (currently used as an occasional bedroom/office space but does not have planning or building regs for a bedroom), a superb principle bedroom with en suite, 3 further double bedrooms and family bathroom. Both bathrooms benefit from underfloor heating.

Outside

To the front there is a double garage with twin access doors divided into two, one area car storage the other as an Office or Cave and includes WC basin and sink. A extensive driveway parking providing off road parking for several vehicles and a raised entertaining area with panoramic views. The landscaped secluded rear garden enjoys a sunny aspect with lawn and flower borders and paved patio ideal for Alfresco dining. The Village is an amazing area for horse riders/owners, with many miles of open bridleway within 3 minutes walk, it is also part of the Chiltern Cycle route for budding cyclists of all abilities.





Tenure
Freehold

EPC Rating
C

Local Authority
Buckinghamshire Council G

Post Code
HP14 3XF

Viewing
Strictly by appointment with Bonners & Babingtons

Important Notice
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1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

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Approximate Gross Internal Area
 Ground Floor = 115.1 sq m / 1,239 sq ft
 First Floor = 80.5 sq m / 866 sq ft
 Second Floor = 34.5 sq m / 371 sq ft
 Outbuilding = 33.8 sq m / 364 sq ft
 Total = 263.9 sq m / 2,840 sq ft

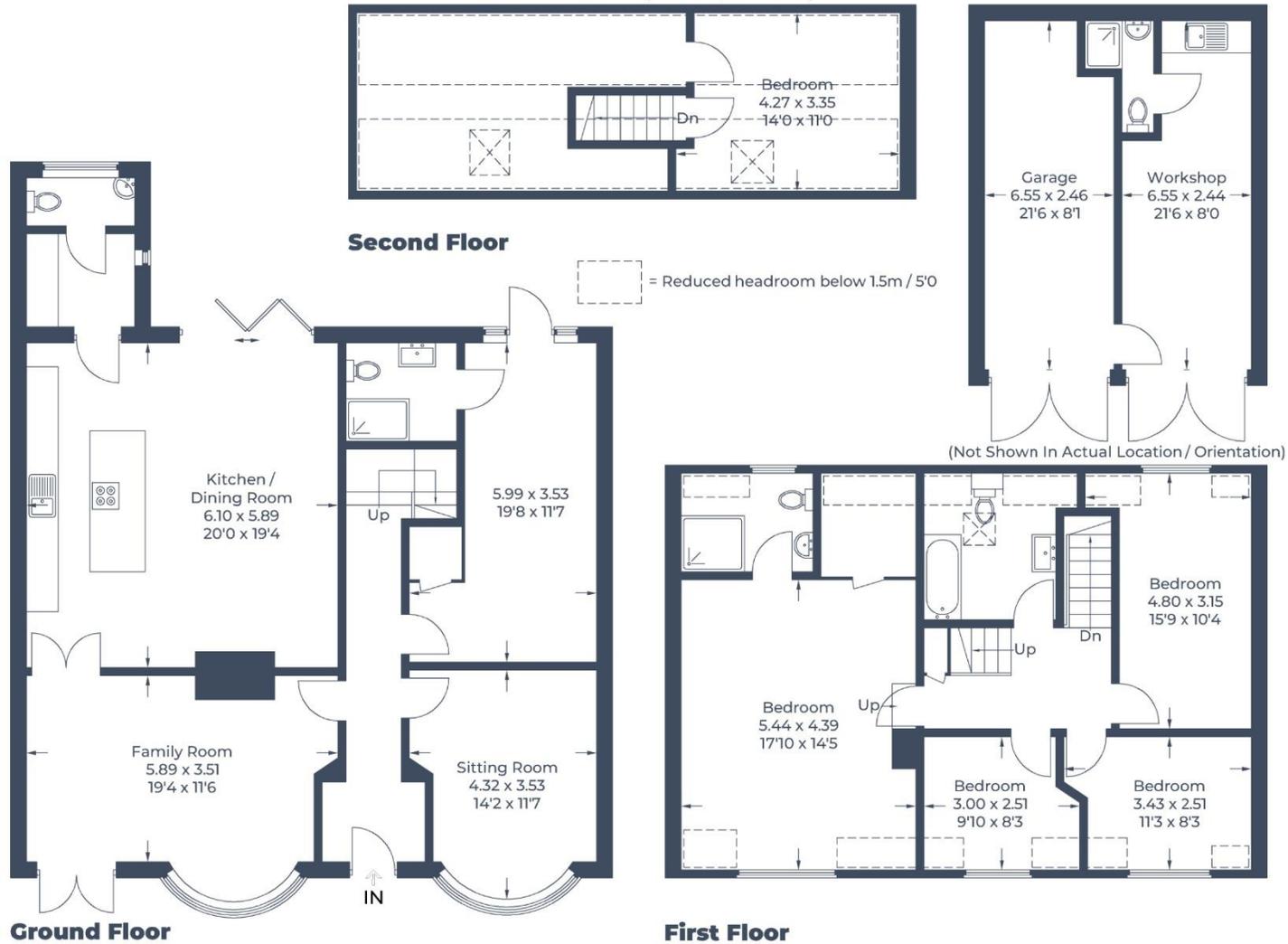


Illustration for identification purposes only,
 measurements are approximate, not to scale.



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