



SERVICES

Mains, water, gas and electricity are connected. None of these services have been tested.

COUNCIL TAX

BAND E

PRICE INFORMATION

*Guides are provided as an indication of each seller's minimum expectation. They are not necessarily figures which a property will sell for and may change at any time prior to the auction. Each property will be offered subject to a Reserve (a figure below which the Auctioneer cannot sell the property during the auction) which we expect will be set within the Guide Range or no more than 10% above a single figure Guide. Additional Fees and Disbursements will be charged to the buyer - see individual property details and Special Conditions of Sale for actual figures.

BUYERS ADMINISTRATION CHARGE

The purchaser will be required to pay an administration charge of £900 (£750 plus VAT).

BUYERS PREMIUM

The purchaser will be required to pay a buyers premium charge of £2,400 (£2,000 plus VAT)

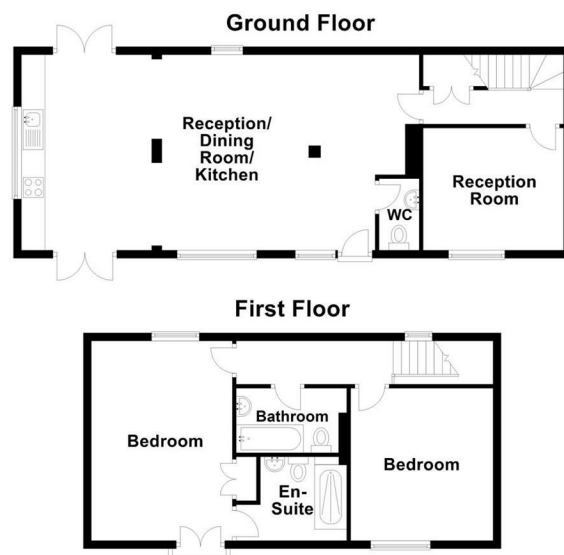
HOW TO GET THERE

From the M40 At junction 4, take the A404 exit to H. Wycombe/Marlow/M4/Maidenhead, Use the middle lane to take the slip road to Marlow Rd. At Handy Cross Roundabout, take the second exit onto Marlow Rd, At the roundabout, take the first exit onto Cressex Rd where the property can be found behind gates on the right hand side.

LOCAL AMINITIES

Wickham House offers a wide range of amenities nearby for shopping, dining, and leisure. The Eden Shopping Centre is a major hub just minutes away, offering over 100 shops, including popular brands like Zara and Beaverbrooks, as well as restaurants, a cinema, and a bowling alley. For nature lovers, Hughenden Park and the Chiltern Hills offer scenic outdoor spaces perfect for walking or hiking. The Hellfire Caves in nearby West Wycombe are also a fascinating historical site to explore. Additionally, fitness enthusiasts can find local gyms like The Gym Group and Wycombe Leisure Centre. High Wycombe's convenient transportation links, Wickham House is just 1.6 miles from High Wycombe train station with trains to London Marylebone in approximately 27 minutes, whilst Junction 4 of the M40 provides access to the national motorway network and Heathrow airport.

The Cottage, 7 Wickham House Cressex Road, High Wycombe, HP12 4FY



Not to scale. For illustrative purposes only

AUCTION GUIDE PRICE £350,000

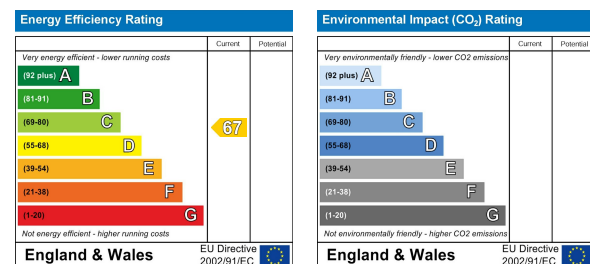
FOR SALE BY AUCTION ON WEDNESDAY 20TH OF NOVEMBER 2024 AT 1 PM
SALE VIA A LIVE-STREAMED

AUCTION GUIDE PRICE: £350,000 TO £400,000

** PLEASE CALL FOR VIEWINGS **

A luxury three-bedroom semi-detached cottage, located on the outskirts of High Wycombe, is available with a secure two-year tenancy, generating an income of £25,200 p.a. Positioned behind a beautifully redeveloped Grade II listed building, the cottage offers private access and a secluded rear garden. With approximately 1,400 sq ft of living space, the property retains charming period features such as engineered oak flooring, exposed beams, and traditional sash windows, alongside contemporary elements like a glass gable window and modern patio doors that open onto the private garden. The ground floor features a modern open-plan kitchen, lounge, and dining area, a WC, and a third bedroom. The first floor accommodates two double bedrooms, a family bathroom and an en-suite showroom to the master bedroom. Additionally, off-road parking is accessed via a secure front gate. This property offers an excellent investment opportunity, combining historic charm with modern luxury, and with a strong rental yield of 7.2%.

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ACCOMMODATION

GROUND FLOOR

ENTRANCE

LOUNGE/KITCHEN OPEN PLAN

32'07 x 16'02

A fantastic open-plan family area with multi-use space.



LOUNGE AREA

The living area has TV and telephone points connected with windows to the side elevation, engineered oak floor with access to the hallway and to:-



KITCHEN AREA

Fitted with a range of floor and wall-mounted cabinets there are quartz worktops with composite splashback and an under-mounted stainless steel sink. There are patio doors to the garden and a feature glazed gable window to the side.



CLOAKROOM WC

4'10 x 3'01

Suite comprising WC and hand wash basin

HALLWAY

12'1 x 2'07

Stairs to first floor and door to:-

BEDROOM THREE

11'04 x 10'01

A sash window to the front elevation with continued engineered oak floor.



FIRST FLOOR

LANDING

Doors to

BEDROOM ONE

16'04 x 11'07

Carpet fitted with space for a king-sized bed, there are juliet doors to the side elevation and door to:-



EN-SUITE

9'04 x 7

Suite comprising double shower cubicle, Villeroy and Boch WC and hand wash basin with vanity below. There is a window to the front elevation.



BEDROOM TWO

12'03 x 11'08

A window to the front elevation with space for a double bed and carpet fitted, there is a feature cast iron fireplace.



BATHROOM

9'07 x 5'09

Suite comprising sink & vanity unit, WC, bath with shower over.



OUTSIDE

GARDEN

The cottage benefits from its own private garden mainly laid to lawn with a paved patio.



PARKING

There is off-road parking to the front with access via electric gates and a pedestrian walkway.



TENANCY

The property is let on an assured shorthold tenancy commencing 03/01/2024 until 02/01/2026 for £2,100 p.c.m producing a 7.2% yield.

For further information on viewing call 01908 030127