



6/7 Bedroom Detached House
Hollybrook Way - 2788sqft 6 bed Plus 1 Bed,
ensuite Annex, with kitchen Lounge diner,

Thames &
Country

OIEO £1,000,000

1 Hollybrook Way, High Wycombe, HP13 7GW



Exceptional Six-Bedroom Detached Residence with Self-Contained Annex - Cul-De-Sac location near Hazlemere - High Wycombe

PROPERTY OVERVIEW

This impressive brick and flint detached family residence, built in 2006, offers exceptionally versatile accommodation extending to approximately 259 square metres (2,788 square feet) across the main house, plus a self-contained one-bedroom annex. Occupying a plot of 0.14 acres, the property presents an outstanding opportunity for multi-generational living or those seeking flexible guest accommodation.

EXPECTED TO ACHIEVE 1.1 to 1.2million

PRICE PER SQFT AT TOP END IS ONLY £430 PER SQUARE FOOT - LOWER END £394 PER SQUARE FOOT

DO NOT MISS OUT!

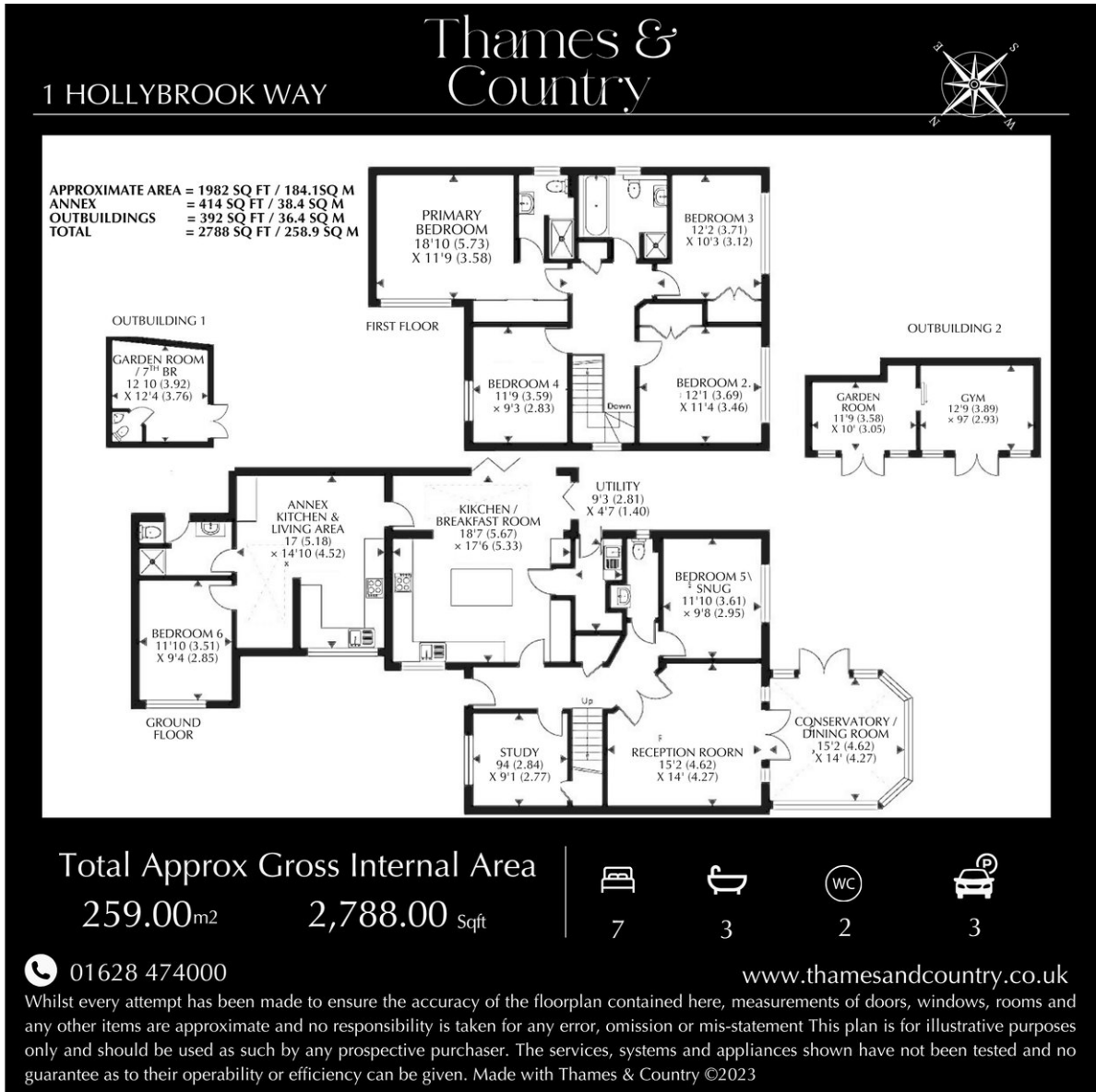
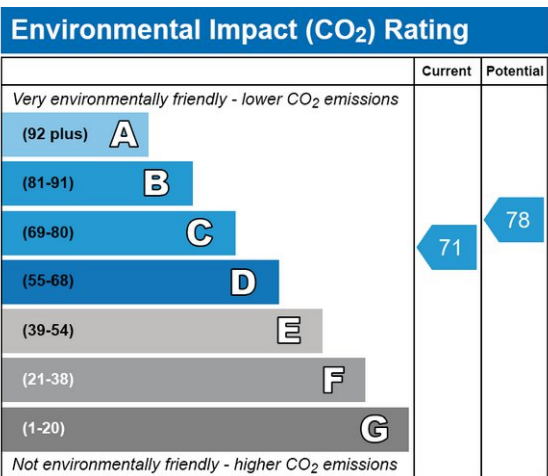
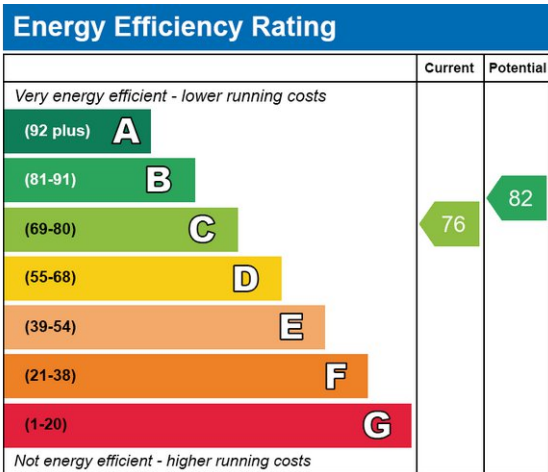
Key Features:

- Six double bedrooms (plus one-bedroom annex)
- Three bathrooms (two en-suite)
- Two reception rooms
- Bespoke kitchen/breakfast room (18.7ft x 17.6ft)
- Study and utility room
- Sizeable landscaped gardens with high-specification outdoor entertaining areas
- Two substantial outbuildings
- Driveway parking for three vehicles
- Siemens air source heat pump heating system with air-conditioning throughout
- Wooden-framed double glazing
- Walking distance to outstanding grammar schools
- Excellent transport links to London (25 minutes)

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PROPERTY MISDESCRIPTIONS ACT 1991: The Agents has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her Professional Buyer, References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.



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