



Booker Common, High Wycombe

Connells

SIGNATURE



Booker Common, High Wycombe

Entrance Hall

23' 9" max x 11' 4" max

Window to front. Tiled flooring. Doors to ground floor accommodation

Reception One

15' 4" max x 9' 4" max

Window to front. Built in storage.

Dining Room

12' 1" max x 17' 8" max

Window to side aspect. Doors to office, kitchen and entrance hall.

Reception Two

20' 6" max x 17' 8" max

Bay window to front aspect.

Downstairs WC

4' 1" max x 5' 10" max

Tiled flooring. WC and basin.

Office

10' 5" max x 7' 8" max

Double doors leading to rear garden.

Kitchen

14' 2" max x 21' 2" max

Tiled floor. Dual aspect windows, overlooking rear garden, door to garden. Breakfast island. Double oven and hob with cooker hood. Wall and base level units. Space for fridge/freezer. Doors to two utility rooms.

Utility

5' 6" max x 7' 4" max

With sink and drainer, base unit. Window to rear and door to garden.

Utility Two

8' 9" max x 9' 5" max

Window to side aspect and door to garden.

Master Bedroom

17' 10" max x 21' 6" max

Bay window. Walk-in wardrobe. Private balcony. Ensuite.

Walk-In Wardrobe

14' max x 4' 3" max

Door each end for access.

Balcony

4' 9" max x 15' 7" max

With views over Booker Common.

Ensuite

10' 3" max x 10' 5" max

Fully tiled with bath tub, separate shower cubicle, WC and basin.

Bedroom Three

13' 5" max x 12' 6" max

Window to side aspect. Built in wardrobes.

Bedroom Four

10' 6" max x 16' 4" max

Window to rear. Built in wardrobe.



Bedroom Five

10' 7" max x 18' 1" max

Window to rear. Built in wardrobe.

Family Bathroom

11' 8" max x 10' 5" max

Fully tiled with bath tub, separate shower cubicle, WC and basin.

Bedroom Two

15' 3" max x 18' 3" max

Stairs to first floor. Doors to roof void.

Driveway

In-and-out gated gravel driveway, providing ample parking for several vehicles.

Garden

Substantial and beautifully landscaped garden. A paved seating area and a large, well-maintained lawn is framed by mature trees and hedging.

Local Area

Booker Common is a peaceful and picturesque area on the southwestern edge of High Wycombe, set within the Chiltern Hills Area of Outstanding Natural Beauty. Known for its scenic walks, open green spaces, and woodland views, it offers a semi-rural lifestyle with excellent transport links. High Wycombe town centre and train station are just a short drive away, providing fast access to London and the M40. The area is popular with families thanks to good local schools, low crime rates, and a strong community feel. Nearby Wycombe Air Park adds a touch of local character, offering flying lessons and regular events.





Booker Common,^{High Wycombe}

Situated in a peaceful no-through road with stunning views over the Common and woodland, this exceptional five-bedroom detached home offers spacious, high-quality living in a sought-after location. Features include multiple reception rooms, a dedicated office, a stylish kitchen with island, two utility rooms, and a luxurious master suite with balcony, walk-in wardrobes, and ensuite. Four further bedrooms and two modern bathrooms provide ample family space. A versatile top-floor room offers further flexibility. Outside, enjoy a large landscaped garden with patio, summer house, and a gated in/out driveway with parking for several cars.

Price

£1,500,000

EPC Rating: B

Council Tax Band: G

Tenure: Freehold



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To view this property please contact us on

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