



The Orchard Booker Common High Wycombe HP12 4QS

for sale
£1,500,000



Property Description

Situated in a peaceful no-through road with uninterrupted views over the Common and surrounding woodland, this outstanding five-bedroom detached home offers generous living space, quality finishes, and an enviable setting. Presented in excellent condition, it's ideal for families seeking style, space, and privacy.

The property features an in-and-out gated gravel driveway with parking for several vehicles. A side gate leads to the rear garden, while the front door opens into a spacious entrance hall. The first reception room offers built-in storage and a calm ambiance, while the formal dining room opens via double doors to a second reception room with bay window-ideal for entertaining. There is also a home office and a stylish kitchen with a central island, breakfast bar, modern units, an eight-ring hob, and access to the garden. Two utility rooms and a downstairs WC add further convenience.

Upstairs, the impressive master suite includes two walk-in wardrobes, a bay window, private balcony with woodland views, and a luxurious ensuite with bath and separate shower. Three further bedrooms, all with fitted wardrobes, share a modern family bathroom. The second floor offers a large, versatile room-perfect as a playroom, studio, or fifth bedroom.

Outside, the large rear garden features a paved seating area, summer house, and a substantial lawn, all enclosed by mature trees and hedging.

Entrance Hall

23' 9" max x 11' 4" max (7.24m max x 3.45m max)
Window to front. Tiled flooring. Doors to ground floor accommodation.

Reception One

15' 4" max x 9' 4" max (4.67m max x 2.84m max)
Window to front. Built in storage

Dining Room

12' 1" max x 17' 8" max (3.68m max x 5.38m max)
Window to side aspect. Doors to office, kitchen and entrance hall.

Reception Two

20' 6" max x 17' 8" max (6.25m max x 5.38m max)
Bay window to front aspect.

Downstairs Wc

4' 1" max x 5' 10" max (1.24m max x 1.78m max)
Tiled flooring. WC and basin

Office

10' 5" max x 7' 8" max (3.17m max x 2.34m max)
Double doors leading to rear garden.

Kitchen

14' 2" max x 21' 2" max (4.32m max x 6.45m 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 (1.68m max x 2.24m max)

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

Utility Two

8' 9" max x 9' 5" max (2.67m max x 2.87m max)

Window to side aspect and door to garden.

First Floor

Master Suite

Bedroom

17' 10" max x 21' 6" max (5.44m max x 6.55m max)

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

Walk-In Wardrobe

14' max x 4' 3" max (4.27m max x 1.30m max)

Balcony

4' 9" max x 15' 7" max (1.45m max x 4.75m max)

Ensuite

10' 3" max x 10' 5" max (3.12m max x 3.17m max)

Fully tiled with bathtub, separate shower cubicle, WC and basin.

Bedroom Three

13' 5" max x 12' 6" max (4.09m max x 3.81m max)

Window to side aspect. Built in wardrobes.

Bedroom Four

10' 6" max x 16' 4" max (3.20m max x 4.98m max)

Window to rear. Built in wardrobe.

Bedroom Five

10' 7" max x 18' 1" max (3.23m max x 5.51m max)

Window to rear. Built in wardrobe.

Family Bathroom

11' 8" max x 10' 5" max (3.56m max x 3.17m max)

Fully tiled with bathtub, separate shower cubicle, WC and basin.

Second Floor

Bedroom Two

15' 3" max x 18' 3" max (4.65m max x 5.56m max)

Stairs to first floor. Doors to roof void.





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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EPC Rating: B Council Tax
 Band: G

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Tenure: Freehold



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