



Connells

Acme House Barleysfields
Wooburn Moor High Wycombe

Acme House Barleysfields Wooburn Moor High Wycombe HP10 0NH

for sale
£775,000



Property Description

This immaculate, newly built property is a pinnacle of modern living, is offered to the market with no onward chain and is a spectacular fusion of bright and airy spaces. A double-fronted, detached house that boasts five generous bedrooms and is presented for sale in an exceptional condition.

The ground floor has a dual aspect living room, a second reception/additional bedroom with shower room and direct external access. The kitchen eat-in kitchen is a real highlight, with doors that lead directly to the gardens, creating a seamless connection between indoor and outdoor living spaces.

Upstairs, the first floor offers three well proportioned bedrooms, one with an ensuite shower room, plus the main family bathroom. The second floor offers two further bedrooms and a convenient cloakroom with WC and wash hand basin.

This is a rare opportunity to purchase a property of such calibre and potential, so don't delay in arranging your viewing.

Entrance Hall

20' 2" max x 5' 6" max (6.15m max x 1.68m max)

Kitchen / Diner

18' max x 11' 4" max (5.49m max x 3.45m max)

Lounge

10' 2" max x 15' 1" max (3.10m max x 4.60m max)

Reception / Bedroom

9' 2" max x 11' 5" max (2.79m max x 3.48m max)

Shower Room

9' 2" max x 2' 6" max (2.79m max x 0.76m max)

Cloakroom

5' 5" max x 2' 6" max (1.65m max x 0.76m max)

First Floor Landing

13' 7" max x 5' 6" max (4.14m max x 1.68m max)

Bedroom One

14' 6" max x 11' 6" max (4.42m max x 3.51m max)

Ensuite

3' 7" max x 5' 6" max (1.09m max x 1.68m max)



Bedroom Three

9' 9" max x 15' 1" max (2.97m max x 4.60m max)

Bedroom Four

9' 7" max x 11' 3" max (2.92m max x 3.43m max)

Bathroom

6' 2" max x 5' 6" max (1.88m max x 1.68m max)

Second Floor Landing

12' 9" max x 8' 6" max (3.89m max x 2.59m max)

Bedroom Two

16' 2" max x 12' max (4.93m max x 3.66m max)

Bedroom Five

10' max x 10' 9" max (3.05m max x 3.28m max)

Cloakroom

5' 1" max x 3' 4" max (1.55m max x 1.02m max)

Agents Note

This property is part of a larger title that includes other properties that are not included in this sale. The creation of a new title for the property being sold will be undertaken during the conveyance in preparation for completion. These details have been provided by the seller as a guide only and subject to confirmation. We recommend that you seek guidance with regards to any financial arrangements and timeframes associated with this process to ensure that it will meet your requirements.

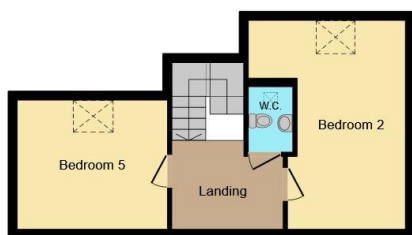




Ground Floor



First Floor



Second Floor

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

To view this property please contact Connells on

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EPC Rating: C Council Tax
 Band: F

view this property online connells.co.uk/Property/WYC313371

Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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