



302 Main Road, Walters Ash, Buckinghamshire, HP14 4TH

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*A spacious, detached family home offered to the market with no onward chain in the heart of Walters Ash. The property benefits from five double bedrooms, two bathrooms and two reception rooms, perfect for a growing family*

**| Storm Porch | Family Room | Cloakroom | Living/Dining Room | Kitchen | Five Bedrooms | En-suite | Family Bathroom | Level Rear Garden | Garage | Driveway**

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Offered to the market with no onward chain is this spacious five bedroom detached property located in the heart of Walters Ash. Forming part of a development of just three properties the house is accessed across a driveway, front garden and storm porch. A welcoming and generous entrance hall provides access to the reception rooms with stairs leading to the bedrooms.

Accessed via the side of the property, doors from the kitchen and patio doors from the living room, there is a pleasant, level rear garden. Laid mainly to lawn with mature planting and hedging and enclosed by closed boarded fencing, the garden enjoys a good degree of privacy with a rear patio area for entertaining.

To the front of the property is a study/family room, perfect for a home office or children's playroom. The main sitting room is L-shaped, with a feature fireplace with stone hearth and electric flame effect fire and double patio doors and window overlooking the garden. Space for a dining table leads through to the kitchen also overlooking the garden with side door. The kitchen benefits from a range of shaker style wall and floor mounted units with integrated fridge, dishwasher, double oven, combi oven and washing machine. A handy cloakroom completes the accommodation on the first floor.

Upstairs are five generous bedrooms accessed from the spacious landing with side window allowing natural light to flow. Three of the bedrooms enjoy a front aspect with two overlooking the garden. The principle bedroom has built in wardrobes and an en-suite bathroom with corner shower, wc and vanity hand wash basin and fully tiled floor and walls. The family bathroom is well appointed with a four piece bathroom suite including corner shower and bath.

**Price... £750,000**

*Freehold*



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## LOCATION

Walters Ash is located high in the Chiltern Hills, surrounded by beautiful countryside. There is a good range of facilities for day to day needs plus an excellent bus service. There are numerous country walks and bridleways through the area. For a more comprehensive range of facilities the town of High Wycombe lies 4 miles distant, providing access to the M40 motorway and then the M25 network. Rail links can be reached from High Wycombe, Saunderton (3 miles) and Princes Risborough (5 miles).

## DIRECTIONS

From our Naphill Office continue along Main Road towards Walters Ash. You will find 302 situated on the right hand side, sitting back off the main road on a small access road, the middle one of three houses.

## Additional Information

EPC EER Rating C

Council Tax Band Rating G

## School Catchment

Naphill and Walter's Ash Junior School Boys' Grammar; The Royal Grammar; John Hampden, Aylesbury Grammar Girls' Grammar; Wycombe High School; Aylesbury High Mixed Grammar; Sir Henry Floyd Upper/All Ability; Princes Risborough (We advise checking with the individual school for accuracy and availability)

## MORTGAGE

Contact your local Wye Country office who can introduce you to their Independent Financial Adviser

*Whilst we endeavour to make our sales details accurate and reliable they should not be relied upon as statements of representation of fact and do not constitute any part of an offer or contract.*

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1ST FLOOR  
 APPROX. FLOOR  
 AREA 906 SQ.FT.  
 (84.2 SQ.M.)  
 TOTAL APPROX. FLOOR AREA 1890 SQ.FT. (175.6 SQ.M.)  
 Measurements are approximate. Not to scale. Illustrative purposes only.  
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GROUND FLOOR  
 APPROX. FLOOR  
 AREA 984 SQ.FT.  
 (91.4 SQ.M.)

