

12 Grimms Meadow, Walters Ash, Buckinghamshire, HP14 4UH

A thoughtfully extended, four bedroom, detached house in a popular cul-de-sac on the fringes of the village. The property is private and secluded, being set back from the road at the end of a driveway leading to just two houses.

Entrance hall | Sitting room | Kitchen/dining/living room | Cloakroom | Four double bedrooms | Family bathroom | Driveway parking + garden

The property is approached across a tarmacadam driveway with parking for several vehicles. Entry is across a covered porch into a generous, square entrance hall. Luxury vinyl planked flooring runs throughout the ground floor to give a neutral and homogenous appearance throughout.

At the front, off the hall, is the refitted cloakroom and to the right the main living room which is double aspect with sliding doors out to the patio and garden and has a feature log burner.

A door from the living room leads to the large kitchen/dining room. This is an L-shaped room with the short end of the L being predominantly for food preparation and utility and the longer side currently being used as a dining area.

The kitchen has been fitted with contemporary, bi-coloured units; dark grey on the base units and light grey above with white quartz works surfaces complete with an integrated American-style fridge freezer, dishwasher, oven and combi-microwave. There is space and plumbing in cupboards adjacent to the French for a washing machine and drier. French doors near the utility cupboard lead out to the garden.

Stairs from the main reception room lead up to the first floor where there are four, double bedrooms. The main bedroom has a lovely outlook across the back garden and has fitted wardrobes. The family bathroom has been refitted with a white suite comprising of panel enclosed bath (with shower over) W.C., and vanity unit. Access to the boarded loft is from the landing.

Outside, the rear gardens are level and private and very pretty with a green back drop and beds of mature shrubs. A paver patio adjacent to the house is ideal for summer entertaining. There is access to the front along both sides.

Price... £750,000 *Freehold*



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 office in Naphill follow Main Road towards Walters Ash for about one mile passing the turning into Bradenham Wood Lane and the RAF base. Take the turning immediately after the RAF base into Grimms Meadow and the house will be ahead of you hidden behind trees.

ADDITIONAL INFORMATION

EPC rating C

Council tax banding E

SCHOOL CATCHMENTS 2025/6

Primary: Naphill and Walters Ash Combined School
Boys' Grammar: The Royal Grammar School, John Hampden Grammar School, Aylesbury Grammar School.

Girls' Grammar: Wycombe High School, Aylesbury High School.

Mixed Grammar: Sir Henry Floyd

Upper School: Princes Risborough Secondary School.

(we recommend you check availability at specific schools)

MORTGAGE

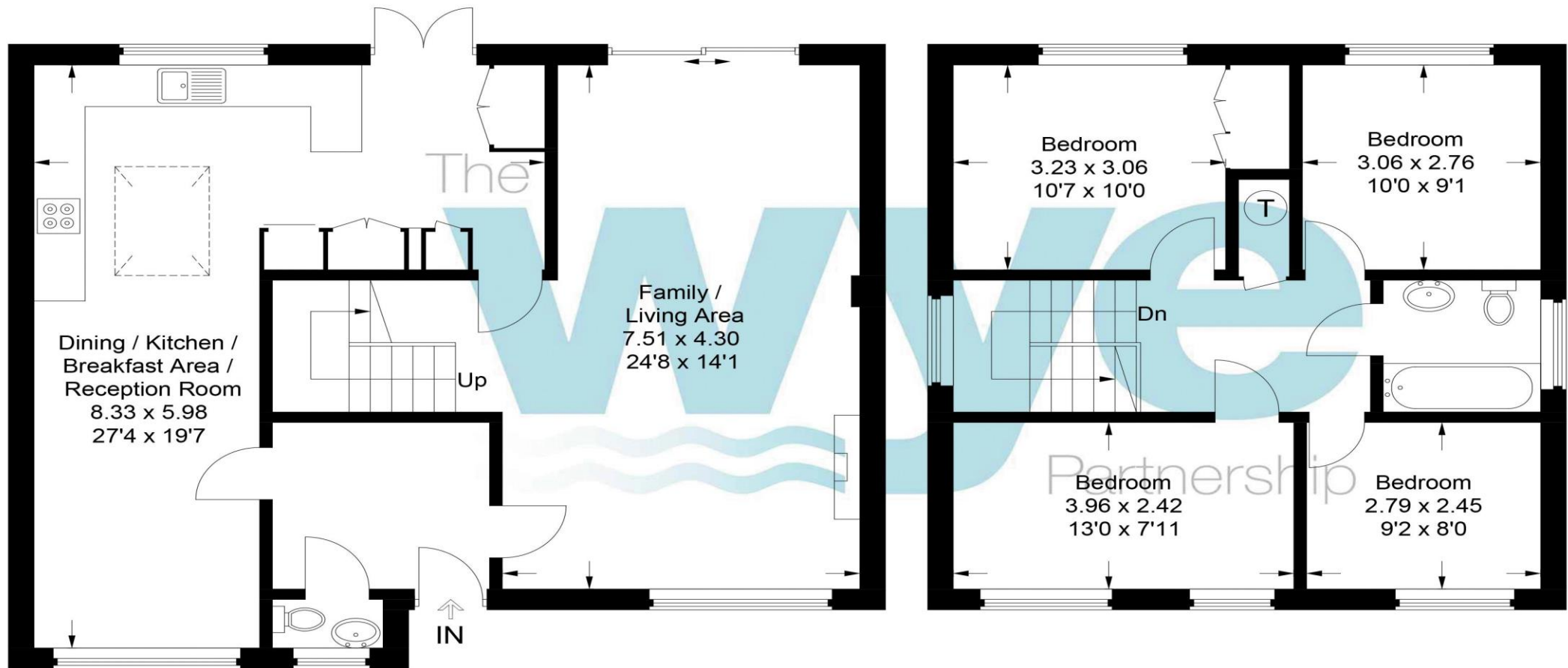
Contact your local Wye Residential office who can introduce you to their Independent Financial Adviser

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12 Grimms Meadow

Approximate Gross Internal Area
Ground Floor = 77.4 sq m / 833 sq ft
First Floor = 52.1 sq m / 561 sq ft
Total = 129.5 sq m / 1,394 sq ft



Ground Floor

First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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