



**WISTERIA HOUSE, 52 DAWS HILL LANE, HIGH WYCOMBE**  
**PRICE: £1,250,000 FREEHOLD**

**am** ANDREW  
MILSOM

**WISTERIA HOUSE  
52 DAWS HILL LANE  
HIGH WYCOMBE  
BUCKS HP11 1PU**

**PRICE: £1,250,000 FREEHOLD**

An attractive and extremely well kept five bedroom detached family home conveniently located within close proximity of popular schools and benefiting from a private garden to the rear with heated swimming pool.

**PRIVATE REAR GARDENS WITH HEATED SWIMMING POOL:  
MAIN BEDROOM WITH DRESSING ROOM & ENSUITE BATHROOM:  
FOUR FURTHER BEDROOMS: BEDROOM FIVE/LOFT ROOM WITH EN SUITE SHOWER ROOM: FAMILY BATHROOM:  
CLOAKROOM: ENTRANCE HALL:  
L SHAPED LIVING ROOM:  
CONSERVATORY/DINING ROOM:  
FAMILY ROOM:  
KITCHEN/BREAKFAST ROOM:  
STUDY: DOUBLE GARAGE: DOUBLE GLAZING:**

**GAS CENTRAL HEATING TO RADIATORS:  
ELECTRIC GATED ENTRANCE TO FRONT WITH EXTENSIVE DRIVEWAY PARKING.**

**TO BE SOLD:** an attractive, thoughtfully improved and extended detached family home situated in this popular residential setting benefiting from well-planned and spacious living accommodation worthy of an internal inspection. Daws Hill Lane is a sought after residential area within a few minutes' drive of the M40 at Handy Cross and within walking distance of Waitrose and Wycombe Abbey, Wycombe High School and John Hampden Grammar School as well as being within the Royal Grammar School catchment. High Wycombe town centre is about a mile distant offering an excellent range of shopping, sporting and social facilities including the Eden Centre as well as a railway station with fast train

service to Marylebone London. The accommodation comprises:

**PILLARED ENTRANCE** with part glazed front door to **ENTRANCE HALL** stairs to First Floor Landing, radiator.

**CLOAKROOM** white suite comprising low level w.c., suspended wash hand basin, tiled floor, radiator, double glazed frosted window.



**L SHAPED LIVING ROOM** dual aspect room with double glazed leaded light windows, feature fireplace with inset gas fire, radiators, television aerial points and sliding doors to

**CONSERVATORY/DINING ROOM** fully double glazed with fitted blinds, tiled floor, radiator, glazed doors to an additional conservatory/seating area with doors to garden, tiled floor and door to Kitchen.



**FAMILY ROOM** front aspect room with double glazed leaded light window, wooden flooring, radiator, television aerial point and double doors to



**KITCHEN** fitted with a range of shaker style floor and wall units, granite work surfaces, one and a half bowl single drainer sink unit with fitted waste disposal, integrated dishwasher, induction hob with extractor fan over, tall cupboard housing microwave and electric oven, space for American fridge freezer, fitted boiler, rear aspect double glazed window overlooking the rear garden, tiled floor, archway to



**BREAKFAST ROOM** rear aspect room with double glazed leaded light door to garden, tiled floor. Leading then to the

**STUDY** with matching storage cupboards and fitted desk, rear aspect double glazed leaded light window.

**INNER HALL** with useful shoe cupboard and door to front.

**UTILITY ROOM** with matching floor and wall units, single drainer single bowl sink unit, space and plumbing for washing machine and tumble dryer and door to Double Garage.

**FIRST FLOOR LANDING** with double glazed leaded light window, radiators and double glazed leaded light door to balcony, stairs to Second Floor.



**BEDROOM ONE** with a walk through Dressing Area with fitted wardrobes and archway leading to the Bedroom area – a dual aspect room with double glazed leaded light window, Velux window to rear, fitted wardrobes, shelved storage cupboards and eaves access, radiator and door to

**ENSUITE SHOWER ROOM** with tile and glazed shower cubicle, vanity wash hand basin, low level w.c., heated towel rail, tiled floor, double glazed leaded light frosted window.

**BEDROOM TWO** front aspect room with double glazed leaded light window, radiator, built in wardrobes.

**BEDROOM THREE** rear aspect room with double glazed leaded light window, built in wardrobe, radiator.

**BEDROOM FOUR** rear aspect room with double glazed leaded light window, radiator.



**FAMILY BATHROOM** white suite comprising tiled enclosed bath with double sized tile and glazed shower cubicle, vanity wash hand basin, low level w.c., fully tiled walls, laminated wood flooring, heated towel rail, double glazed leaded light frosted window.

## SECOND FLOOR LANDING

**LOFT ROOM/BEDROOM FIVE** rear aspect room with double glazed leaded light window, ample eaves access, radiator, door to

**ENSUITE SHOWER ROOM** with tiled shower cubicle, pedestal wash hand basin, low level w.c., tiled floor, Velux window, eaves access, radiator.

**OUTSIDE** There is an **INTEGRAL DOUBLE GARAGE** with electrically operated up and over door, light and power and ample driveway parking through the gated entrance.

**THE REAR GARDEN** is an attractive feature of this property being predominantly laid to lawn with a high degree of privacy from mature shaped hedges and panel fencing. There is a full width paved patio area ideal for entertaining and a heated **SWIMMING POOL** with electric cover to the rear of the garden. There are numerous outbuildings including a summer

house/gym, garden shed, further garden stores and the pump room for the swimming pool.

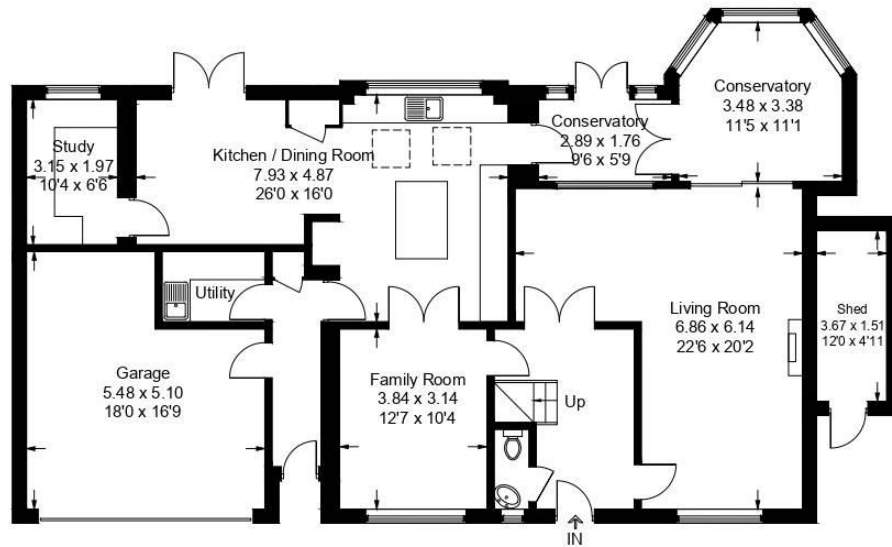


**M4717062023**                      **EPC BAND: D**  
**COUNCIL TAX BAND: TBC**

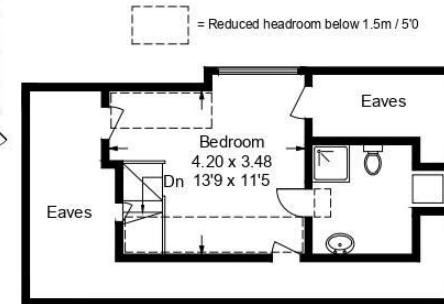
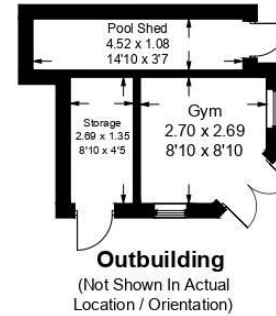
**VIEWING:** Please contact our Marlow office  
[homes@andrewmilsom.co.uk](mailto:homes@andrewmilsom.co.uk) or **01628 890707**.

**DIRECTIONS:** Using the post code HP11 1PU in your Sat Nav, 52 Daws Hill Lane can be found two houses before Kew Grove.  
**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 progressing a sale. For clarification we would wish to inform prospective purchasers that we have prepared these particulars as a general guide. These particulars are not guaranteed nor do they form part of any contract. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets, fixtures and fittings.

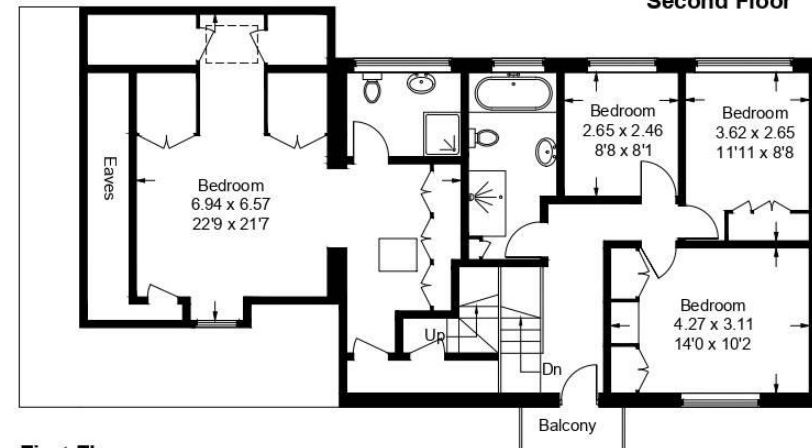
Approximate Gross Internal Area  
 Ground Floor = 125.3 sq m / 1,349 sq ft  
 First Floor = 102.7 sq m / 1,105 sq ft  
 Second Floor = 41.6 sq m / 448 sq ft  
 Garage = 24.8 sq m / 267 sq ft  
 Outbuilding = 21.3 sq m / 229 sq ft  
 Total = 315.7 sq m / 3,398 sq ft



Ground Floor



Second 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.

© CJ Property Marketing Ltd Produced for Andrew Milsom