



**22 DAWS HILL LANE, HIGH WYCOMBE
OFFERS IN EXCESS OF £1,125,000 FREEHOLD**

am ANDREW
MILSOM

**22 DAWS HILL LANE
HIGH WYCOMBE
BUCKS
HP11 1PW**

OFFERS IN EXCESS OF £1,125,000

This attractive mature detached family house enjoys a lovely secluded setting and offers spacious and versatile accommodation in this sought after position about a mile from the town centre and close to popular schools.

**PARKLIKE HALF ACRE GARDENS:
FOUR BEDROOMS: REFITTED BATHROOM
& CLOAKS/SHOWER ROOM: SITTING
ROOM: DINING ROOM: CONSERVATORY:
FAMILY ROOM: STUDY:
REFITTED KITCHEN/BREAKFAST ROOM:
RECEPTION HALL: GAS CENTRAL
HEATING: DOUBLE GLAZING: ATTACHED
GARAGE: SCOPE TO EXTEND**

TO BE SOLD: this attractive mature detached family house was built, we believe, in 1951 and later additions have created spacious and versatile accommodation of which an internal inspection is strongly recommended. Without doubt, the house would appeal to those looking for a large garden with a beautiful half acre plot featuring many mature trees and shrubs. Daws Hill Lane is a sought after residential area within a few minutes' drive of the M40 access at Handy Cross and within walking distance of both Wycombe Abbey, Wycombe High School and John Hampden Grammar School as well as being within the RGS 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 railway station with fast train service to Marylebone. At present, the house enjoys good size and well-presented accommodation but there is scope for further extension, if required and subject to the usual consents. The accommodation is arranged as follows:

Replacement front door with security light point opening to **ENTRANCE PORCH** with tiled flooring, cloaks space and glazed door to

ENTRANCE HALL with radiator, tiled flooring, stairs to first floor, two wall light points.

STUDY with tiled flooring, radiator, fitted shelves.

An arch from the Entrance Hall opens to

RECEPTION HALL with radiator, under stairs storage cupboard and doors off to

REFITTED CLOAKS/SHOWER ROOM with low level w.c., wash basin with cupboard under, tiled flooring, chrome towel rail radiator, extractor fan as well as windows, fully tiled shower cubicle, inset ceiling lighting, dressing mirror.



SITTING ROOM excluding small recess by the glazed double doors opening to the Conservatory, radiator, three wall light points, attractive fireplace (at present sealed) with wood surround and marble slips and hearth, display book shelves to either side, gas point.

CONSERVATORY enjoying full advantage of the wonderful gardens. This double glazed addition with vaulted glazed ceiling with sun blinds and roof vents, wall light point, tiled flooring with under floor heating, double doors to patio and garden, dimmer light switch.



DINING ROOM with radiator, double aspect windows, attractive fire place with carved surround and marble slips, gas point to one side and display niche.



DOUBLE ASPECT KITCHEN/BREAKFAST ROOM recently refitted with extensive granite work surfaces with twin bowl stainless steel sink underslung and range of drawers and cupboards under integrated Bosch dish washer, washing machine and fridge as well as hob with extractor hood over, ample wall cupboards, tall base unit with Bosch double oven, one with combination microwave, tiled splash backs, radiator, two tall cupboards one with work surface and walk in larder, two wall light points, door to

DOUBLE ASPECT FAMILY ROOM with tiled flooring, radiator, stable door to front drive and double glazed picture window and sliding door opening to patio and rear gardens, two roof lights, fitted book shelves and work surface with cupboards under and door to Garage.

FIRST FLOOR

LANDING with access to large, mostly boarded, loft space with foldaway ladder and electric light, Ideal gas fired boiler, airing cupboard with pre lagged hot water tank fitted with immersion heater.



DOUBLE ASPECT BEDROOM ONE with radiator, three double fitted wardrobes with mirrored doors, further built in single wardrobe, dressing surface with drawers and cupboards over, fine view across the gardens.

DOUBLE ASPECT BEDROOM TWO with radiator, large built in wardrobe with mirrored doors, dressing surface with drawers and cupboards under, fitted bed head with bedside cupboards, picture rail, radiator, front aspect.

DOUBLE ASPECT BEDROOM THREE with two double fitted wardrobes, dressing table, fitted bed head with bedside cupboards, fine view to the rear.

BEDROOM FOUR with radiator, large built in wardrobe, telephone point and fine view across the garden.

REFITTED FAMILY BATHROOM with panel enclosed bath, wash basin with cupboards under, low level w.c., shower cubicle, tiled flooring with under floor heating, inset ceiling lighting, extractor fan, mirrored vanity cabinet, chrome towel rail radiator.

OUTSIDE

A long tarmac drive in flanked by lawns with mature trees and shrubs and outside lighting leads to a circular turning area with central bed with shrubs and provides access to the **ATTACHED GARAGE** with up and over door, personal door and loft storage area. There is access to the side of the house leading to



THE REAR GARDEN which is a particular feature comprising an extensive paved patio leading on to park like lawns with many specimen shrubs and trees creating an attractive setting and affording considerable seclusion also with outside lighting. To the side of the patio is a summer house and there is also a timber garden store and potting shed. The gardens have a total depth of about 300' by a width of about 66' (91.44 x 20.12m), and **APPROACH 0.5 ACRE**.

M36230422

EPC BAND: D

COUNCIL TAX CHARGE BAND: G



VIEWING: to avoid disappointment, please arrange to view with our Marlow office on 01628 890707. We shall be pleased to accompany you on your inspection.

DIRECTIONS: From Handy Cross (M40 Junction 4) Roundabout, take the High Wycombe exit, the A404. Pass John Hampden and the Sports centre and follow the road round to the right in front of the High School. As you go down the hill, take the right filter at the lights into Daws Hill Lane. No. 22 is on the right.

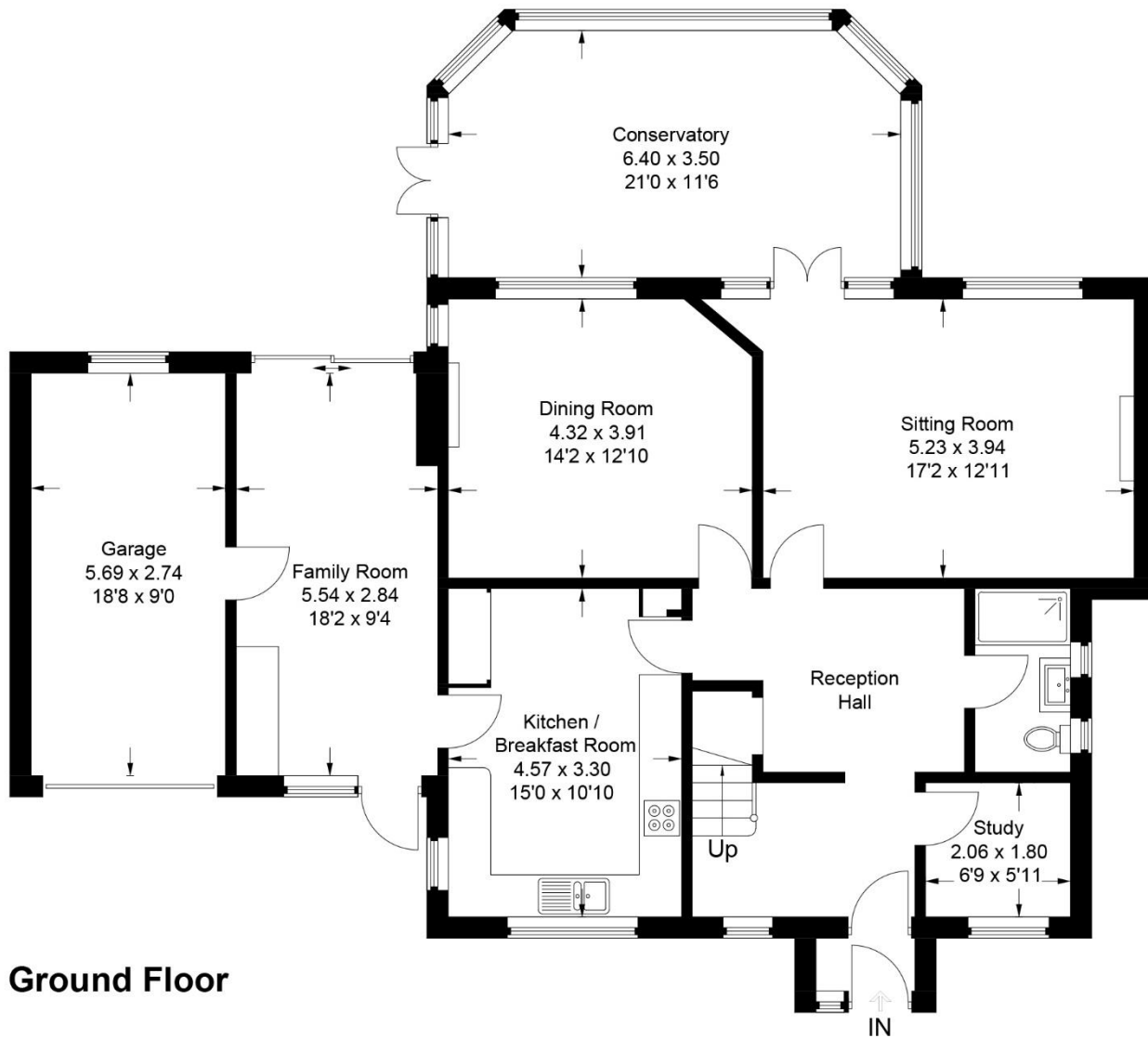
MONEY LAUNDERING REGULATIONS:

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.

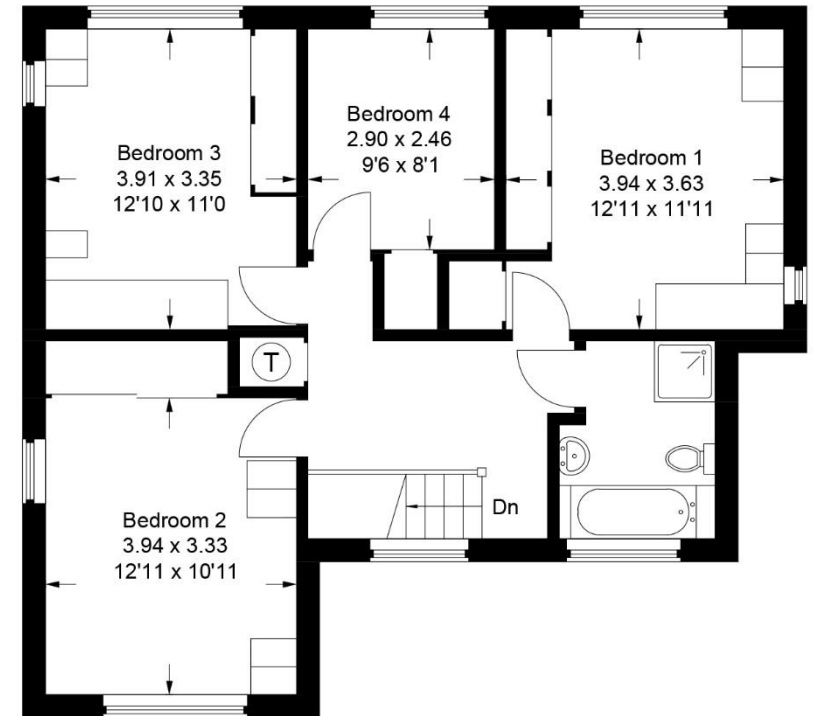
For clarification we would wish to inform prospective purchasers that we have prepared these particulars as a general guide. These particulars are not guaranteed nor do they form part of any contract. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets, fixtures and fittings.

Letting and Management: We offer a comprehensive range of services for landlords. Please call **01628 816590** for further details.

Approximate Gross Internal Area
Ground Floor = 133.0 sq m / 1,434 sq ft
First Floor = 70.0 sq m / 748 sq ft
Total = 203.0 sq m / 2,182 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.