



**Keegan White**  
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7 Merlewood Close | £1,650,000





## Features

- Five Bedrooms, Two Full Bedroom Suites
- Kitchen Open Plan To Family Area
- Large Dual Aspect Lounge
- Internal Office Spacious Home Office
- Four Bathrooms
- Large Garden with Gymnasium & Outbuilding

This impressive detached property offers five spacious bedrooms suites with plenty of living accommodation of a versatile nature and a floorplan that must be seen to be believed.

The house is easily large enough to be a five or six bedroom house but its bespoke nature would make a unique purchase for a buyer looking for pure opulence. The front door opens into a large hallway with stairs to the first floor, door to a large utility room and into the kitchen which is open plan to a family area which would make an incredible space for entertaining. The

lounge is dual aspect and opens into the garden to the rear. To the front of the property is an additional reception room which is currently being used as a spacious home office. To the first floor are five bedrooms of generous proportions with living space giving individual privacy for occupants. Outside to the front of the house is substantial secure parking. To the rear, a large level garden with a high quality gymnasium and additional outbuilding providing plenty of storage space.





Merlewood Close forms part of a highly regarded residential development to the south side of High Wycombe and therefore conveniently positioned for junction 4 access to the M40. Local amenities are close by and include the refurbished sports centre and handy cross and Waitrose supermarket. Within walking distance are some excellent schools including St Michaels Catholic School, The John Hampden Grammar School for boys and Wycombe High School for girls.

The town centre to the north has further facilities including The Eden Shopping Centre and mainline railway station providing a link to London Marylebone in under 25 minutes.

Property details: Council Tax Band G.





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Approximate total area<sup>(1)</sup>  
4317.62 ft<sup>2</sup>  
401.12 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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