



**Keegan White**  
ESTATE AGENTS

1 Hollybrook Way | £1,200,000





## Features

- Bespoke Luxury
- Three Reception Rooms
- Stunning Kitchen Diner
- Air Source Heat Pump Heating
- Separate Annex
- Garden Rooms

This stunning residence boasts extensive ground floor accommodation, including a self-contained annex complete with its own kitchen, living area, double bedroom, and bathroom—ideal for guests or extended family. Within the main house, you'll find three spacious reception rooms, including a bright, expansive conservatory that bathes the space in natural light. Additional areas include a separate study, a guest cloakroom, and a discrete utility room with side access to the garden, fitted with a sink, stacked washing machine, and heat pump tumble dryer. The bespoke kitchen is a true centerpiece, designed with creative lighting that highlights its elegant details. High-end, integrated appliances—featuring a Neff "slide and hide" oven, induction hob with extractor, dishwasher, colour-matched Samsung fridge & freezer,

wine cooler, and a dedicated ice box—complement the extensive storage solutions seamlessly incorporated above and below the quartz worktops and kitchen island. The dining area, enhanced by a skylight, effortlessly blends indoor and outdoor living through bi-folding doors that open onto an inviting entertaining space, perfect for hosting gatherings or enjoying a movie in the dedicated cinema/gaming room with its own WC. On the first floor, a spacious and bright landing offers ample storage with an airing cupboard and convenient loft access, while all bedrooms are designed as doubles. The master suite features triple wardrobes and a private ensuite shower room, and the soon-to-be-completed family bathroom is set to match the home's exacting standards with a luxurious four-piece suite and integrated TV.

1 Hollybrook Way | High Wycombe | HP13 7GW





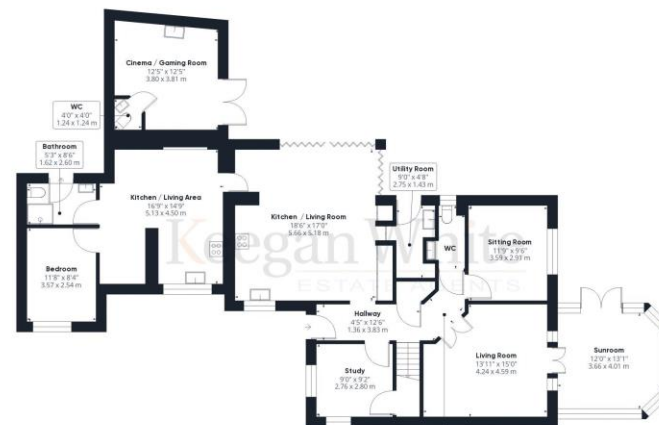
Externally, the property is equally impressive. A generous driveway provides parking for several vehicles, with side access to the rear. Adjacent to the kitchen, a large patio—designed for outdoor cooking and sheltered from the British weather—offers an ideal space for alfresco dining. Two adjoining outbuildings, complete with power, lighting, and network connectivity, along with an additional storage shed, offer versatile space for a range of uses. The landscaped garden is designed for low maintenance, featuring an artificial lawn surrounding a large gazebo, scattered seating areas, attractive flower beds, and secure fencing. Situated at the end of a quiet cul-de-sac, this property offers a peaceful retreat while remaining conveniently located near local shopping, public transport, and top-tier schools.

High Wycombe, a vibrant market town that has undergone significant redevelopment in recent years, now stands as a major regional hub with amenities that rival those of neighbouring towns. The area is highly sought after for its excellent schools, including the Royal Grammar School, Wycombe High School for Girls, and John Hampden Grammar. Commuters will appreciate the mainline railway station, which offers regular services to London Marylebone in under half an hour, as well as the convenient access to Amersham's Underground station and a direct A1 bus service.

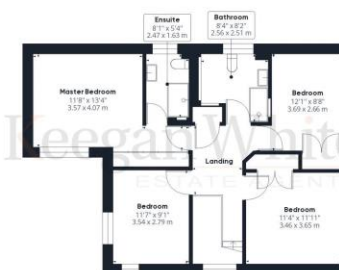
Additional Information: Heating: Air source heat pump. Cooling: Samsung 'no wind' air conditioning to first floor. EPC Rating: 65(d) Council Tax Band: F







Ground Floor



Floor 1

**Keegan White**  
ESTATE AGENTS

**Approximate total area<sup>(1)</sup>**  
2370.02 ft<sup>2</sup>  
220.18 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.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

These particulars are not an offer or contract, nor part of one. You should not rely on statements by Keegan White Ltd. in the particulars or by word of mouth or in writing as being factually accurate about the property, its condition or its value. Keegan White Ltd. has no authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. Keegan White Ltd. is a limited company registered in England & Wales with company number 9726292. Our registered office is 102-104 High Street, Great Missenden, Bucks, HP16 0BE

33-35 Crendon Street, High Wycombe, Buckinghamshire HP13 6LJ

Tel: 01494 417007

Email: wyc@keeganwhite.co.uk

keeganwhite.co.uk

**Keegan White**  
ESTATE AGENTS