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**SIMMONS & SONS**



Westside Court, Booker Common  
High Wycombe, BUCKS HP12 4QS

Asking Price £1,195,000  
Freehold



## Westside Court, Booker Common BUCKS HP12 4QS

### A Four Bedroom Bungalow overlooking Booker Common

- Very Well Maintained with Potential for further Improvement/Extension (STPP)
- Semi-Rural Location
- Spacious Living/Dining Room
- Fabulous Kitchen/Breakfast Room
- Bedroom One with En Suite Shower Room
- Three Further Bedroom
- Modern Fitted Main Bathroom
- 29 ft (approx.) Snooker/Games Room
- Study
- Indoor Heated Swimming Pool, Jacuzzi, Sauna & Shower Room
- Superb South Facing Rear Garden
- Integral Garage & Gated Driveway Parking for Several Vehicles
- **NO ONWARD CHAIN**



Westside Court is an attractive and spacious Four Bedroom Detached Bungalow situated in a Private, No-Through Road overlooking Booker Common. Having been well maintained and improved by the current owner this superb home offers further potential improve/extend (STPP), and offers flexible living accommodation for the growing family. Whilst benefitting from a semi-rural location, nearby High Wycombe offers everyday shopping along with direct Chiltern Line trains into Marylebone. The beautiful Thames Riverside Town of Marlow is just over 4 miles away - both areas are served well for favoured schools\*. Offered to the market with **NO ONWARD CHAIN**, early viewings are advised to avoid disappointment.

#### Accommodation

The property is approached through the substantial gated Driveway. Upon entering, the Entrance Hall leads through to the spacious Living/Dining Room - this is a fabulous entertaining space with French Doors opening out onto the patio. An Inner Hallway lined with windows and French doors is lovely and bright and provides access to Bedroom Four, the Study and the excellent Snooker/Games Room with French Doors opening onto the patio - this room could also be utilised as a further Reception or Family Room. A personal door opens into the Garage. The Kitchen/Breakfast Room is fitted with a range of eye-level and base units with granite worktops over along with a Breakfast Bar - the black and white tiled flooring is a stunning addition to this impressive space - the theme being carried through to the wall tiling. French Doors open onto the South Facing patio, a great spot to enjoy a coffee in the sun. All of the Four Bedrooms are of a good size with Bedroom One benefitting from an En Suite Shower Room. There is a further modern fitted Bathroom and a further Inner Hallway from the Kitchen/Breakfast Room provides access to a Shower Room with a door opening through to the indoor Swimming Pool, Jacuzzi and Sauna.









## Exterior

The large South Facing Rear Garden is mainly laid to lawn with good size patio and Summerhouse. This is a superb space and is ideal for outdoor entertaining. Outside storage is also provided. There is an integral Garage plus Driveway Parking for several vehicles and electric Gates.

**Situation:** Booker Common has a rich rural history dating back to the 1700's and is a popular location for dog walkers and those who wish to escape the hustle and bustle of everyday life. The land is managed by a protection society and is designated as a Local Wildlife Site. Despite its rural situation, High Wycombe town centre is just 3.5 miles away, with mainline station with Chiltern line trains to Marylebone. Just over 4 miles away in the opposite direction is the Thames riverside town of Marlow, with its abundance of boutique shopping, local cafes, bars and restaurants. There are many favoured schools in the area and convenient commuter links with the M40 being just a short drive away giving access to the M25 and London Heathrow Airport beyond.



**Directions:** From the offices of **Simmons & Sons of Marlow** proceed out of Marlow along the B482 and take the turning right signposted to Booker, passing the garden centre on the left hand side and the fruit and vegetable store on the right hand side, continue passed Horns Lane and Booker airfield taking the next turning on the left into Limmer Lane. Continue to the roundabout and take the first exit to the left on to Booker Common. Continue along the private road and the property will be found on the LHS. A representative of **Simmons and Sons** will meet you at the property.







Approximate Gross Internal Area 3763 sq ft – 350 sq m



Ground Floor

## Council Tax/ Wycombe

Tax Band F

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	63	73
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			63/73

## Services

We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey and it is not our firm's policy to test services and domestic appliances, so we cannot verify that they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor.

\* Purchasers are advised to check with schools directly regarding catchment criteria.

**VIEWINGS** - Strictly by appointment with:

**Simmons & Sons**

**T: 01628 484353**

**E: [sales@simmonsandsons.com](mailto:sales@simmonsandsons.com)**



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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32 Bell Street  
Henley-on-Thames  
Oxon  
RG9 2BH  
T: 01491 571111

1 High Street  
Marlow  
Bucks  
SL7 1AX  
T: 01628 484353

12 Wote Street  
Basingstoke  
Hants  
RG21 7NW  
T: 01256 840077

Peper Harow  
The Estate Office  
Godalming  
GU8 6BQ  
T: 01483 418151

