



50 Beaumont Way, Hazlemere, Buckinghamshire, HP15 7BE



*With the potential of offering 6/7 bedrooms (or annexe), a superb detached house with countryside views!*

Extended & Improved Over The Years | Unique & Totally Flexible Accommodation | Potential To Incorporate An Annexe To The Ground Floor | Currently Five Reception Areas, Although One Could Be A Bedroom & The Adjoining Room A Sitting Room Or Gym | Large Kitchen/Breakfast Room | Four Bedrooms | En-suite | Family Bathroom | 24'3 Games Room/Bar (Possible Occasional Bedroom) | Loft Bedroom | Gas Radiator CH | Double Glazing | Large driveway | Attractive gardens |

A totally unique, family detached house with amazing, flexible accommodation that could be used in numerous ways and as such, really needs to be viewed. The property has been extended and improved over the years and is presented in excellent condition throughout, featuring gas fired radiator central heating and double glazed windows. The property occupies a first class position, adjoining open countryside with stunning views and access to explore the beautiful Chilterns. The accommodation to the ground floor comprises; entrance hall, cloakroom, fine living room with access to the dining room, small conservatory and a good size kitchen/breakfast room. In addition the ground floor also has a home gym/office with sauna and an additional reception room or bedroom/annexe potential, if needed. To the first floor, there is a main bedroom with en-suite shower room plus three additional bedrooms and a 24'3 bar/games room (with restricted head room) - but incredible views over the adjoining countryside and a large family bathroom. Finally, on the second floor a further bedroom is found, again with views. To the outside, there is a large driveway leading to the front of the property and to the rear, a private, enclosed garden with brick garden store. This is a property that must be seen!

**Price... Offers in the Region Of £750,000**

Freehold

Energy Efficiency Rating		Current	Potential
<small>Best energy efficient - lower running costs</small>			
(92-101)	A		
(81-91)	B		80
(69-80)	C		
(55-68)	D	64	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<small>Not energy efficient - higher running costs</small>			
England & Wales		EU Directive 2002/91/EC	
www.epca.gov.uk			





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## LOCATION

Local shops and restaurants within walking distance at the crossroads includes a bank, pharmacy, Tesco Express and Little Waitrose.... Park Parade Centre has an extensive range of shops which include a supermarket.... Local amenities include Doctors, Dentist and library.... Non-estate cul-de-sac that is only yards from open countryside.... Excellently placed for a choice of outstanding schools which cater for children of all ages.... Catchment for excellent local Grammar Schools.... Bus route nearby.... Three M40 access points only 10/15 minute drive.... Fast London bound trains available from High Wycombe (2 miles) Beaconsfield (4 miles) and Amersham (4 miles)....

## DIRECTIONS

From the Hazlemere branch of The Wye Partnership, leave the crossroads along the Holmer Green Road and take the first turning left into Beaumont Way. Continue along the road towards the end and where the property can be found on the right hand side and identified by a Wye Partnership 'For Sale' board.

## ADDITIONAL INFORMATION

### COUNCIL TAX

Band E

### EPC RATING

D

### MORTGAGE

Contact your local Wye Residential office who can introduce you to their Independent Financial Adviser

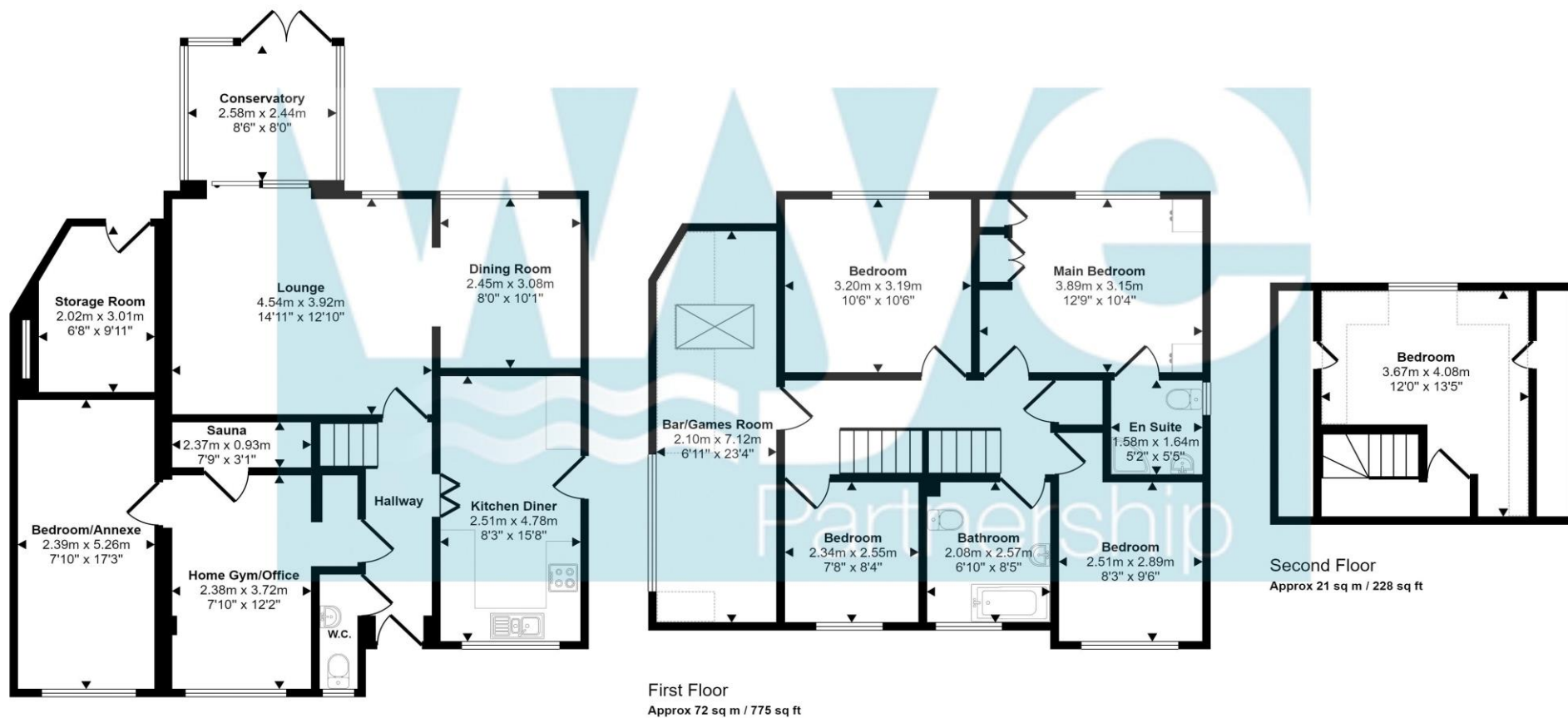
*Whilst we endeavour to make our sales details accurate and reliable they should not be relied upon as statements of representation of fact and do not constitute any part of an offer or contract.*

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Approx Gross Internal Area  
183 sq m / 1965 sq ft



Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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The **wye** Partnership