



60 Watchet Lane, Holmer Green, Buckinghamshire, HP15 6UG

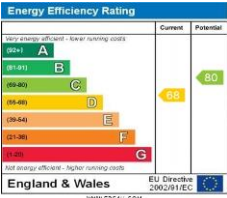
A fabulous, 1930's built, detached family house with four bedrooms, located on a sought after road in Holmer Green and comes to market in immaculate condition.

Beautiful 1930's Character Detached House | Extended Over The Years | Large Block Paved Driveway | Carport | Gated Side Access To Both Sides Of The Property | Storm Porch | Welcoming Entrance Hallway | Living Room With Feature Gas Fireplace | Dining Room | Conservatory | Kitchen/Breakfast Room | Study/Playroom | Cloakroom | Four Good Size Bedrooms | Modern Family Bathroom | Large Loft | Gas Central Heating | Double Glazing | Beautiful Garden | Large Workshop | Tool Shed | Two Quality Log Cabins | Greenhouse |

Well-presented and situated in Holmer Green, is this beautifully presented, detached house, which has been extended over the years to provide a vast amount of living accommodation over two floors. To the front of the property is a large block paved driveway with parking for several cars and gated access on both sides of the house. Once inside, through the storm porch, there is a light filled welcoming entrance hall with stairs to the first floor and under stairs storage. There are four reception rooms on the ground floor; a living room with feature gas fireplace, a separate dining room, conservatory overlooking the garden and a study, which could also be used as a children's playroom or even guest bedroom. The kitchen/breakfast room is fitted with wall and base units, breakfast bar and utility area, and there is also a downstairs cloakroom. Upstairs, are four good size bedrooms and a family bathroom comprising of a low level W.C., wash hand basin, enamel bath and shower cubicle. To the rear of the property, is a fantastic garden that has an initial patio area with a workshop and greenhouse to one side, two log cabins to the other side, and the remainder of the garden is laid to lawn. Double glazing and gas central heating is installed and access to the garden is via the kitchen or conservatory. This is a fabulous house that must be viewed to be appreciated!

Price... £850,000

Freehold



LOCATION

1930's Built Character House.... Sought After Holmer Green Village.... Close To Local Shops In Near-By Park Parade, Which Includes A Supermarket A Pharmacy, Coffee Shops And Much More.... Local Amenities Include Doctors, Dentist And Library.... Catchment For Good Village Infant, Junior and Senior Schools.... Catchment For The Excellent Boys And Girls Grammar Schools.... Catchment For Private Schools In The Area.... Buses Pass Through The Village Serving High Wycombe (3 miles) And Amersham (4 miles).... 25 Minute Trains To London From High Wycombe Station.... Metropolitan Line Underground Station In Amersham.... M40 Access Points Within A 15 Minute Drive....

DIRECTIONS

From the Hazlemere office of The Wye Partnership, leave the crossroads along the Holmer Green Road and at the mini-roundabout take the second exit and ascend Sawpit Hill. Continue along, as the road name changes to Watchet Lane and after some distance, the property can be found on the right hand side 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.



Approximate Gross Internal Area 2287 sq ft - 213 sq m

Ground Floor Area 772 sq ft – 72 sq m

First Floor Area 659 sq ft – 61 sq m

Loft Area 526 sq ft – 49 sq m

Outbuilding Area 330 sq ft – 31 sq m



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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The **wye** Partnership