



36 Wycombe Road, Holmer Green, Buckinghamshire, HP15 6RY



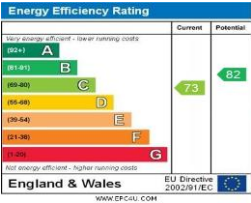
*A wonderful family home in this sought after Chiltern Village, approaching 4000 sqft of accommodation with six bedrooms, plus self contained annexe and sitting on a large, level plot with heated pool.*

Luxury Detached Family Home With Annexe | Immaculately Presented | Extended & Improved | Reception Hall | Cloakroom | Study | Stunning 34' x 18' Sitting Room | Three Further reception Rooms (Including Conservatory) | Striking, Hand Crafted, Oak Kitchen/Breakfast/Family Room | Utility Room | Six Bedrooms | Main bedroom & Guest Bedroom Both With Luxury, Newly Fitted En-Suites | Family Bathroom | Self Contained Annexe - 21'9 Living Room, Double Bedroom, Bathroom, 15'2 Kitchen & Utility Room | Large Plot, Level With Heated Swimming Pool & Lovely Garden | Large Drive | Garage | No Upper Chain |

An absolutely, outstanding, detached family home, which is immaculately presented throughout with a superb, spacious, self contained annexe! Sitting on a large private plot with a wonderful, heated swimming pool. The property boasts almost 4000 square feet of accommodation; the main property has six good size bedrooms, three bathrooms (two recently re-fitted), large reception hall with cloakroom, small study and four amazing reception rooms (one being the conservatory) and a stunning, hand crafted, solid Oak kitchen/breakfast room. The annexe, which can be completely self contained or integrated into the main property, has one double bedroom, full bathroom, large kitchen and superb 21'9 sitting/dining room with garden and pool views. The property also has gas fired central heating and sealed unit double glazing. To the outside there is ample parking and garage. The property comes with No Upper Chain and a viewing is a must to appreciate this wonderful property.

**Price... Guide Price £1,350,000**

Freehold





## LOCATION

Wonderful location in the very heart of this ever popular village.... Only a short level walk to the village's small parade of shops, that include: local Spar supermarket, Pharmacy, hairdresser, coffee shop, takeaways and much more.... Three excellent schools are all within easy walking distance and the location is catchment area for the local Grammar Schools... Larger selection of shops at nearby Hazlemere Park Parade and Doctors Surgery .... The village Common and Pond add to the appeal of this wonderful village....High Wycombe (3.5 miles) and Amersham (3.5 miles) - both providing fast train links to London....Three M40 access points within a 15 minute drive....

## DIRECTIONS

From the Hazlemere branch of Wye Residential leave the crossroads along the Holmer Green Road, continue over the mini-roundabout second exit and ascend Sawpit Hill. At the brow of the hill turn right into Wycombe Road and the property can be found on the right hand side.

## ADDITIONAL INFORMATION

### COUNCIL TAX

BAND G

### EPC RATING

HOUSE: C

ANNEXE: D

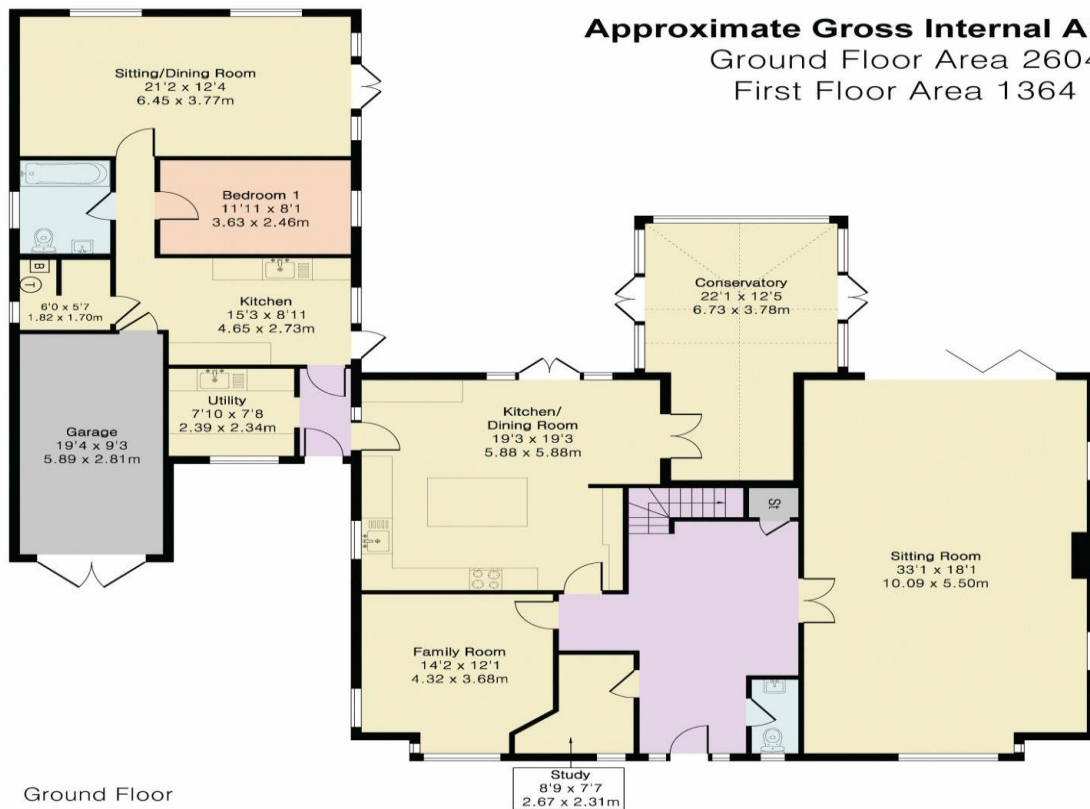
### MORTGAGE

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.*







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 practice. 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