



7 Mulberry Court, Holmer Green, Buckinghamshire, HP15 6TF

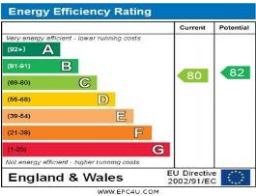
A beautifully extended and immaculately presented family home, in a quiet cul-de-sac, on the sought-after Lady Clementi Development, close to excellent schools and village amenities.

Quiet Cul-De-Sac Position | Sought-After Lady Clementi Development | Beautifully Presented | Exceptional Space and Quality Throughout | Four Generous Reception Rooms | Stunning 19'3 Refitted Kitchen | Stylish, Ground Floor Shower Room | Four Well-Proportioned Bedrooms | Modern Family Bathroom | Gas Central Heating | Sealed Unit Double Glazing | Impressive 39'9 Garage | Beautifully Maintained Rear Garden | Viewing Highly Recommended To Appreciate This Wonderful Home |

Tucked away, in a quiet cul-de-sac, on the sought-after Lady Clementi Development, is this beautifully presented and extended family home offering exceptional space and quality throughout. Ideally located close to excellent local schools, village amenities, the charming village pond and village common, the property enjoys a tranquil yet convenient setting. Owned from new by the current sellers and maintained to a high standard, the accommodation includes four generous reception rooms, which are a sitting room, bay windowed dining room, study and garden room; a stunning 19'3 refitted kitchen and a stylish ground floor shower room. Upstairs, there are four well-proportioned bedrooms and a modern family bathroom. Further benefits include gas central heating, sealed unit double glazing, and a 39'9 garage. The beautifully maintained, landscaped, private rear garden is immaculately kept, offering a private and peaceful outdoor space. A viewing is highly recommended to fully appreciate the space, finish and location of this impressive family home.

Price... £800,000

Freehold



LOCATION

Sought after quiet cul-de-sac within walking distance of the village centre.... Local parade of shops including a convenience store and pharmacy.... Further shopping facilities in Park Parade, Hazlemere which includes a supermarket and coffee shops.... Bus route through village.... Three churches, village halls, pubs, children's playground and Common.... Local Doctors in Hazlemere.... Dental surgery in the village.... Good schools for children of all ages.... Catchment for the excellent Grammar Schools for boys and girls.... Three M40 access points within 10/15 minute drive.... Fast trains to London from High Wycombe (3 miles) Great Missenden (3 miles) and nearest London Underground station Amersham (4 miles).... Open countryside on your doorstep....

DIRECTIONS

From the office of The Wye Partnership at Hazlemere Crossroads proceed down Holmer Green Road (signposted Holmer Green). Go over the mini-roundabout, second exit and ascend Sawpit Hill. Turn right at the brow of the hill into Wycombe Road towards Holmer Green and proceed along this road, which in turn becomes Browns Road and then Pond Approach. Continue past the parade of shops and then the pond, and then turn right into Clementi Avenue. Take the second turning on the left into Mulberry Court, and the property can be found on the right hand.

ADDITIONAL INFORMATION

COUNCIL TAX

Band G

EPC RATING

C

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 1751 sq ft - 162 sq m
(Excluding Garage)**

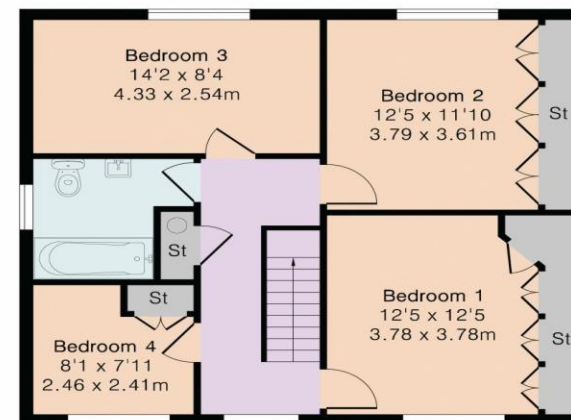
Ground Floor Area 1092 sq ft – 101 sq m

First Floor Area 659 sq ft – 61 sq m

Garage Area 316 sq ft – 29 sq m



Ground Floor



First Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. 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 and no guarantee is given on the 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