

An aerial photograph of a row of three semi-detached houses in a residential area. The houses are two stories high, with white-painted upper floors and brick lower floors. They have dark grey tiled roofs and multiple chimneys. The central house has a bay window on the ground floor. The houses are surrounded by green lawns, hedges, and trees. In the background, there are more houses and a large area of trees and fields under a clear sky.

The Common, Downley, High Wycombe, Buckinghamshire, HP13 5YE

A most attractive and beautifully maintained semi-detached cottage on Downley Common.

| A Beautifully Presented and Most Attractive Semi-Detached Cottage | Situated in A Most Idyllic Location Surrounded By Countryside | Entrance Hall | Lounge | Dining Room | Bespoke Kitchen | Cloakroom | Rear Lobby | Landing | Three Bedrooms | Family Bathroom | Gas Central Heating | Double Glazing | Ornate Fireplaces | Extensive Gardens | Viewing Strongly Recommended |

Situated in one of the most sought-after locations around Downley Common, a most attractive and beautifully presented semi-detached cottage which has three first floor bedrooms with modern bathroom, two reception rooms and kitchen fitted with bespoke handmade units and downstairs cloakroom. The accommodation features ornate fireplaces whilst having gas central heating and double-glazed windows. The property also features the most fabulous, extensive garden, with a variety of areas including lawns and patio. The property lies adjacent to Commonland and Woodland and surrounded by beautiful countryside. Viewing is essential.

Price... £650,000

Freehold

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		
(21-38)		
F		
(1-20)		
G		
Not energy efficient - higher running costs		
	57	81
England & Wales	EU Directive 2002/91/EC	
WWW.EPC4U.COM		



LOCATION

Situated adjacent to beautiful woodland and countryside, this is a most idyllic location. However, the convenience of stores within Downley are easily accessible and provide for all day to day needs and there is excellent junior schooling close by and Secondary/Grammar schools readily available. The town centre of High Wycombe is just over 2 miles in distance and offers a vast selection of shopping, leisure, hospitality and travel facilities including a mainline rail link with London/Birmingham. The M40 at Junction 4 is a 10–15-minute drive and offers good access to the motorway network.

DIRECTIONS

Leave High Wycombe on the A40 West Wycombe Road and continue for approximately 1 mile until reaching the traffic lights at the junction with Plomer Hill. Turn right and ascend Plomer Hill, continuing straight on into Plomer Green Lane. Continue around the common and as you come to the junction with the unmade road, known as Downley Common, turn left and take the left-hand fork towards the Le De Spencer Arms public house. Proceed for a short distance and the property will be found on the right-hand side. Parking is available at the front of the cottages.

ADDITIONAL INFORMATION

COUNCIL TAX

Band D

EPC RATING

D

MORTGAGE

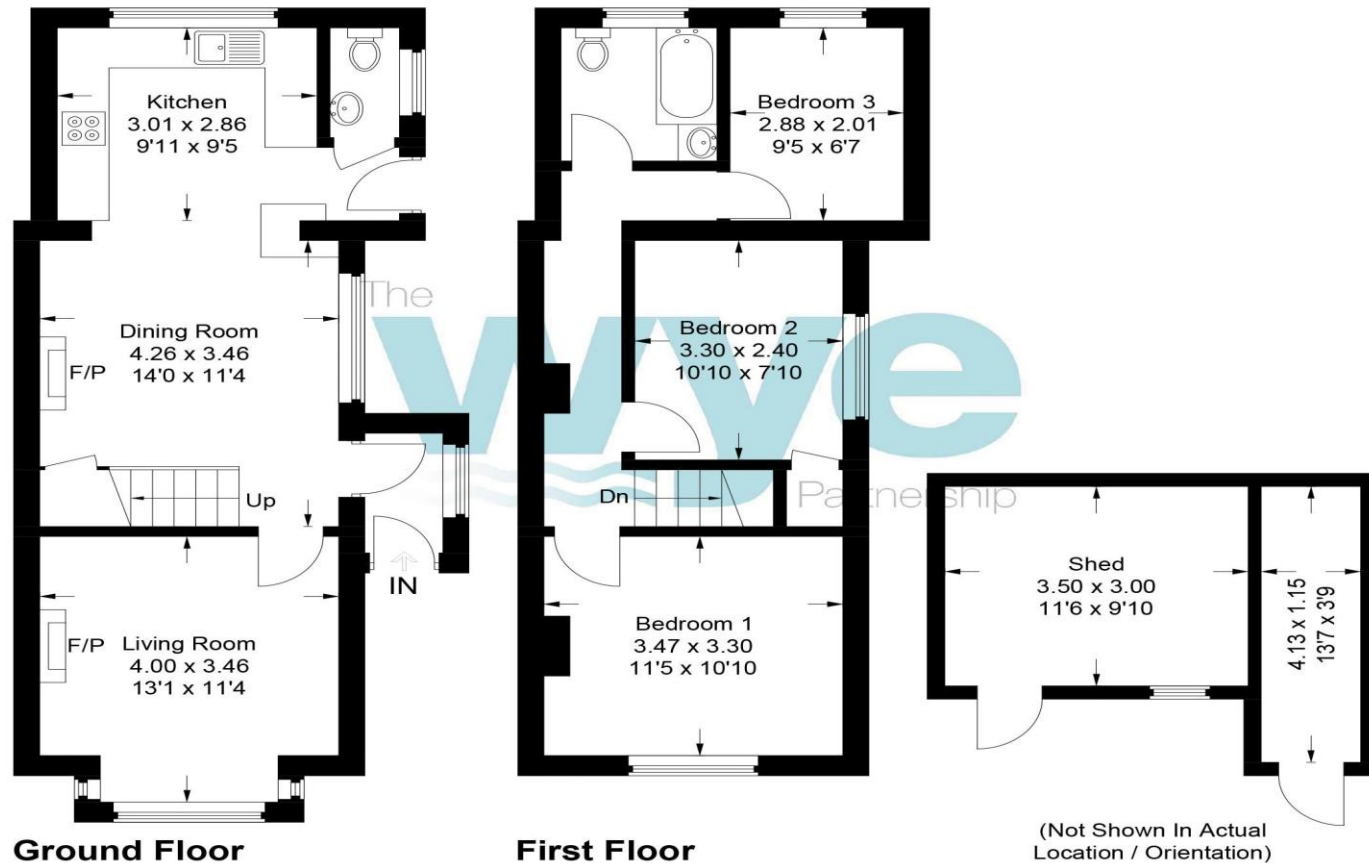
Contact your local Wye Residential office who can introduce you to their Independent Financial Adviser

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1 Highland Cottages

Approximate Gross Internal Area
Ground Floor = 43.0 sq m / 463 sq ft
First Floor = 39.2 sq m / 422 sq ft
Outbuilding = 15.3 sq m / 165 sq ft
Total = 97.5 sq m / 1,050 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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