

Plomer Green Lane, Downley, High Wycombe, Buckinghamshire, HP13 5XN

*Set in a quiet and highly desirable location within a stones throw of surrounding countryside an attractive chalet style detached bungalow.*

| Detached Chalet Bungalow | Entrance Porch | Entrance Hall | Cloakroom | Study/Bedroom Four | Sitting Room | Living Room | Dining Room | Kitchen | Landing | Three First Floor Double Bedrooms | Bathroom And En-Suite Shower Room To Master Bedroom | Additional First Floor Storage Rooms | Gas C/H | Double Glazing | Garage + Horseshoe Driveway | Good Size Gardens | Sought After Location |

Situated in a most sought-after location, a 'stones throw' from Downley Common, a detached, chalet style bungalow which offers flexible accommodation. The property has been carefully maintained by the current owner and enjoys a beautiful outlook both at the front and to the rear which are complimented by delightful gardens. With accommodation on the ground floor comprising; entrance porch, entrance hall, cloakroom, sitting room and study/bedroom four with outlook to the front, large living room with wood burning stove and separate dining room with patio doors opening to the rear garden, kitchen with breakfast bar table, built in oven & hob and door to garden. To the first floor, master bedroom with en-suite shower room, two further double bedrooms, family bathroom and additional storage. To the outside the front garden is lawned and has a block paved horseshoe driveway, integral garage with side access to a delightful rear garden with a large patio terrace that extends to lawn and a number of plants and shrubs with a vegetable garden area to the back of the garden.

**Price... £825,000**

*Freehold*

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92+)		
B (81-91)		84
C (69-80)	70	
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
<small>WWW.EPC4U.COM</small>		



---

## LOCATION

Situated in the heart of Downley village with localised shops and facilities close at hand as well as having a highly regarded junior/middle schools just a short walk away. The village community organises events such as Downley Village Festival and the November 5th Torchlight procession across the common. High Wycombe town centre is easily accessible and offers a wide variety of shopping and leisure facilities as well as a fast train link to London Marylebone.



## DIRECTIONS

Leave High Wycombe on the A40 West Wycombe Road and after approximately 1 mile, turn right at the traffic lights into Plomer Hill. Ascend the hill into Downley Village and as the road bends round to the left it becomes Plomer Green Lane. Continue along Plomer Green Lane, pass the High Street which is on the right-hand side and the property will be found on the right-hand side after the turning for Moor Lane.



## ADDITIONAL INFORMATION

### COUNCIL TAX

Band F

### EPC RATING

C

### MORTGAGE

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



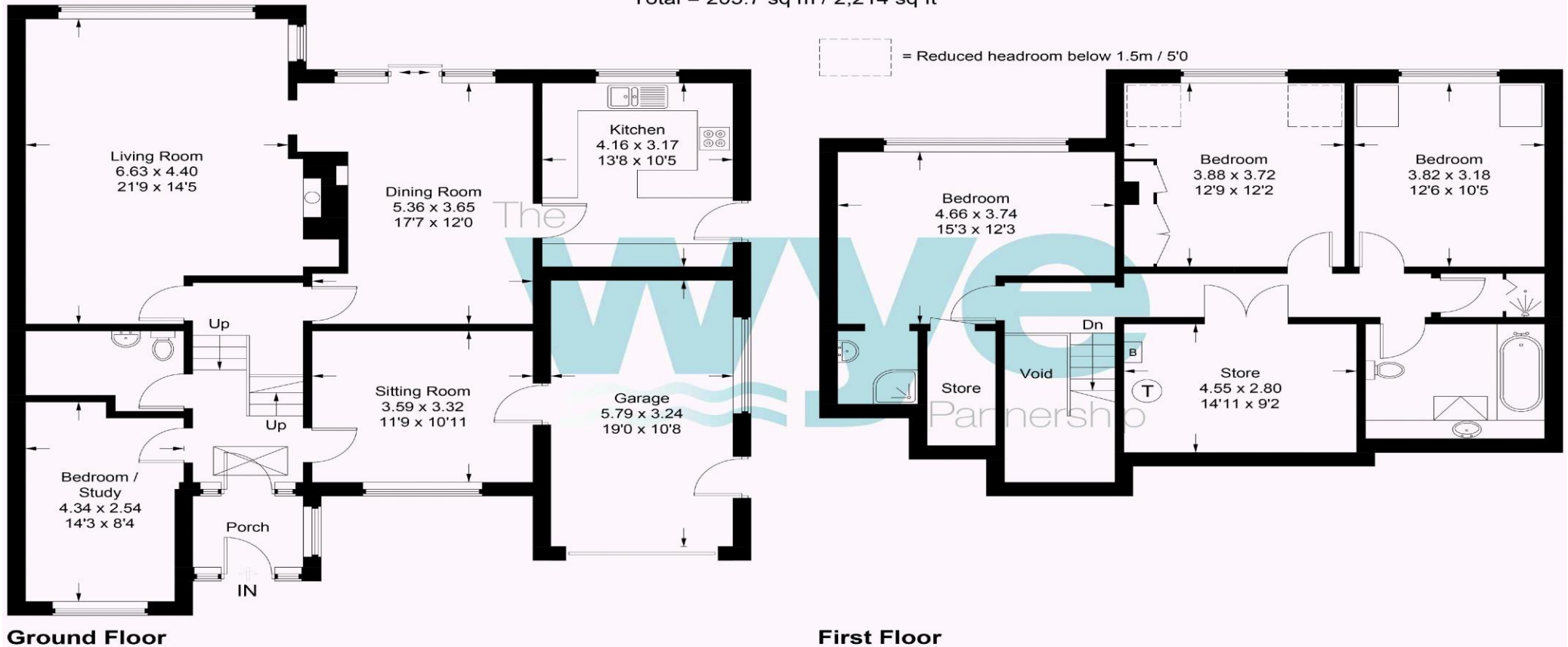
*Whilst we endeavour to make our sales details accurate and reliable they should not be relied upon as statements of representation of fact and do not constitute any part of an offer or contract.*

---



## Downlands

Approximate Gross Internal Area  
Ground Floor = 124.5 sq m / 1,340 sq ft  
(Including Garage & Excluding Void)  
First Floor = 81.2 sq m / 874 sq ft  
Total = 205.7 sq m / 2,214 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.

© CJ Property Marketing Ltd Produced for wye

Wye House, 15 Crendon Street, High Wycombe Bucks, HP13 6LE  
01494 451 300  
wycombe@wyeres.co.uk  
wyeres.co.uk

The **wye** Partnership