



Moor Lane, Downley, High Wycombe, Buckinghamshire, HP13 5YP



## A stunning detached cottage in a beautiful location close to Common and woodland.

| Stunning Detached Cottage | Quiet Lane In Sought after Village Location | Character Features Mixed With Modern Attributes | Reception Hall | Lounge | Dining Room | Study | Recently Refitted Kitchen With Integrated Appliances | Landing | Master Bedroom With En Suite Shower Room | Family Bathroom | Gas Central Heating | Rear Cottage Gardens | Additional Front Garden With Sun Terrace | Off Street Parking For Several Cars | Beautiful Location | Viewing Recommended |

Estimated to have originally been built in the 1850's as two country cottages, they were largely redesigned and re-modelled in the 1980's to form this beautiful detached home, which incorporates stunning features such as solid oak wall and ceiling beams, stained glass panels in the front door, with two handmade Tiffany glass roses, and a log burner with a mix of modern attributes which includes a refitted kitchen with solid oak surfaces and integrated appliances, an en suite bathroom and gas central heating. In addition, the cottage comprises of three reception rooms, three good size bedrooms and a family bathroom. To the rear is a part walled cottage garden and whilst the front of the cottage is directly on the quiet lane, opposite is a further garden area with decked sun terrace and parking for a number of vehicles. Location is hard to beat, being in the heart of Downley with a real village community feeling, a stone's throw from the common and woodland with quiet footpaths and bridlepaths and extensive beautiful countryside and stunning landscapes on your doorstep. Moor Lane itself stands in a Conservation area and the surrounding countryside is within an Area of Outstanding Natural Beauty. Viewing is strongly recommended.

# Price... £750,000

*Freehold*

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(92+)			
(81-91)	B		
(69-80)	C		79
(55-68)	D	58	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
www.epc4u.com			





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## 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 school 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 A4128 Hughenden Road, pass over two mini roundabouts and then take the next turning on the left into Coates Lane. Proceed to the T-Junction and turn right (still Coates Lane, follow the road for some distance, ascend the hill and continue into Downley village. As you enter the village, continue along Commonside with the common on your right, continue into High Street and turn right at the T-Junction into Plomer Green Lane and then first right into Moor Lane. The property will be found a short way along on the left (parking opposite on the right).



## ADDITIONAL INFORMATION

### EPC RATING

D

### COUNCIL TAX

Band 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.*


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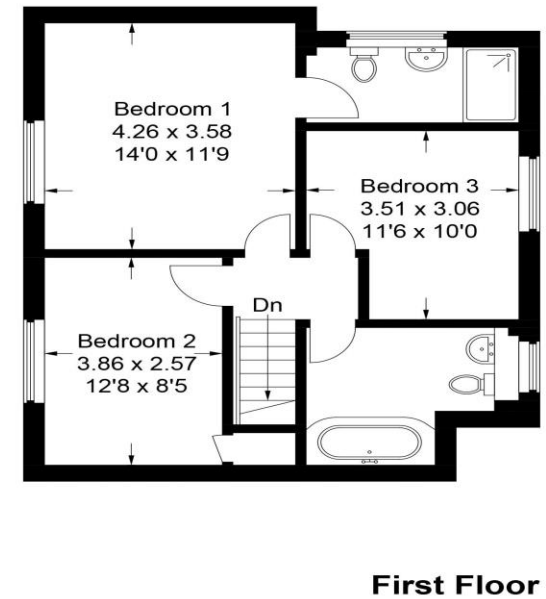
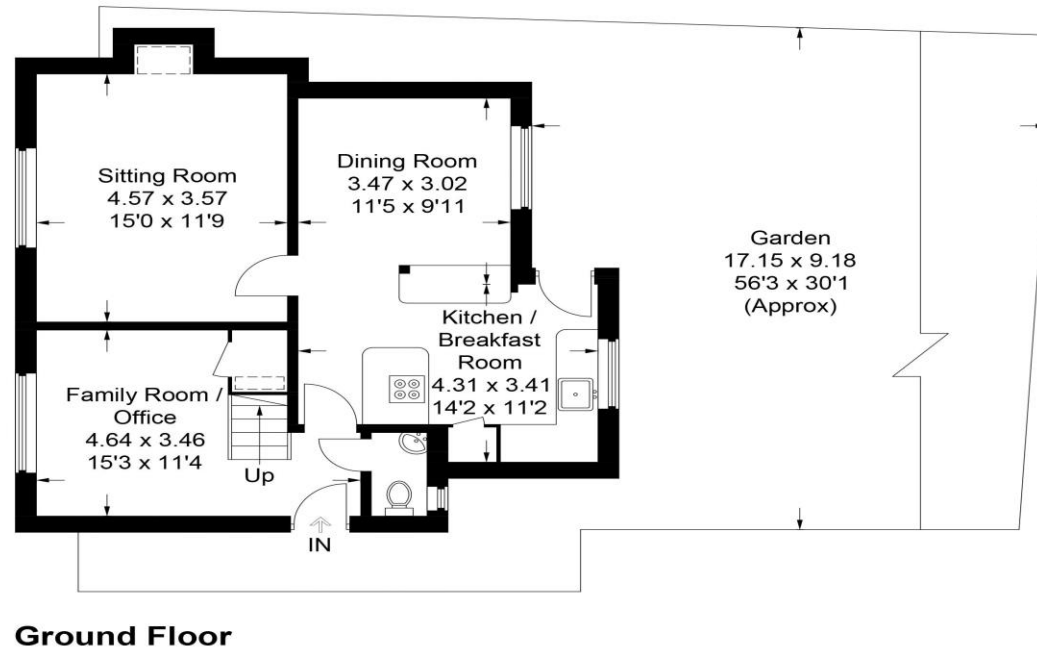
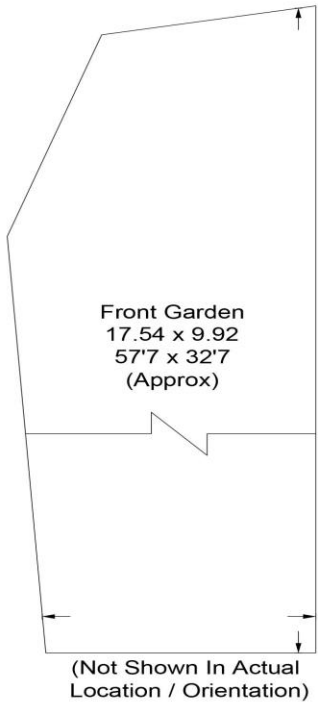






Approximate Gross Internal Area  
Ground Floor = 58 sq m / 624 sq ft  
First Floor = 53.1 sq m / 571 sq ft  
Total = 111.1 sq m / 1,195 sq ft

 = Reduced headroom below 1.5m / 5'0



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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