



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

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 Porch | Open Plan Kitchen/Dining Room | Separate Living Room | Cloakroom | Landing | Three Bedrooms | Family Bathroom | Gas Central Heating | Double Glazing | Character Features | Driveway Parking | Extensive Gardens | Viewing Strongly Recommended |

A delightful semi-detached cottage that combines both character and contemporary features. Situated in a picturesque setting across from Downley Common and surrounding countryside yet within easy reach of local amenities. With accommodation comprising to the ground floor: Entrance porch with stable door to open plan kitchen/dining room with bespoke fittings and fireplace giving access to side lobby and stairs to first floor, cloakroom, living room with feature brick wall, wood flooring and bi-folding doors opening to rear garden. To the first-floor landing, three bedrooms and refitted four-piece bathroom suite. The property is heated via a gas central heating system with underfloor heating to the ground floor and radiators to the first floor and is double glazed throughout. To the outside at the front there is a driveway providing off road parking. The rear garden is of good size that combines areas of relaxation with decked terraces and patios in addition to vegetable areas and a summerhouse/office with mains power & broadband.

Price... £600,000

Freehold

Energy Efficiency Rating	
Current	Potential
A (84-92)	108
B (79-83)	
C (74-78)	74
D (69-73)	
E (64-68)	
F (59-63)	
G (54-58)	

More energy efficient - lower running costs
 Not energy efficient - higher running costs

England & Wales EU Directive 2002/91/EC

www.epc.co.uk



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, 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 right where the property will be found on your left.

ADDITIONAL INFORMATION

COUNCIL TAX

Band D

EPC RATING

C

MORTGAGE

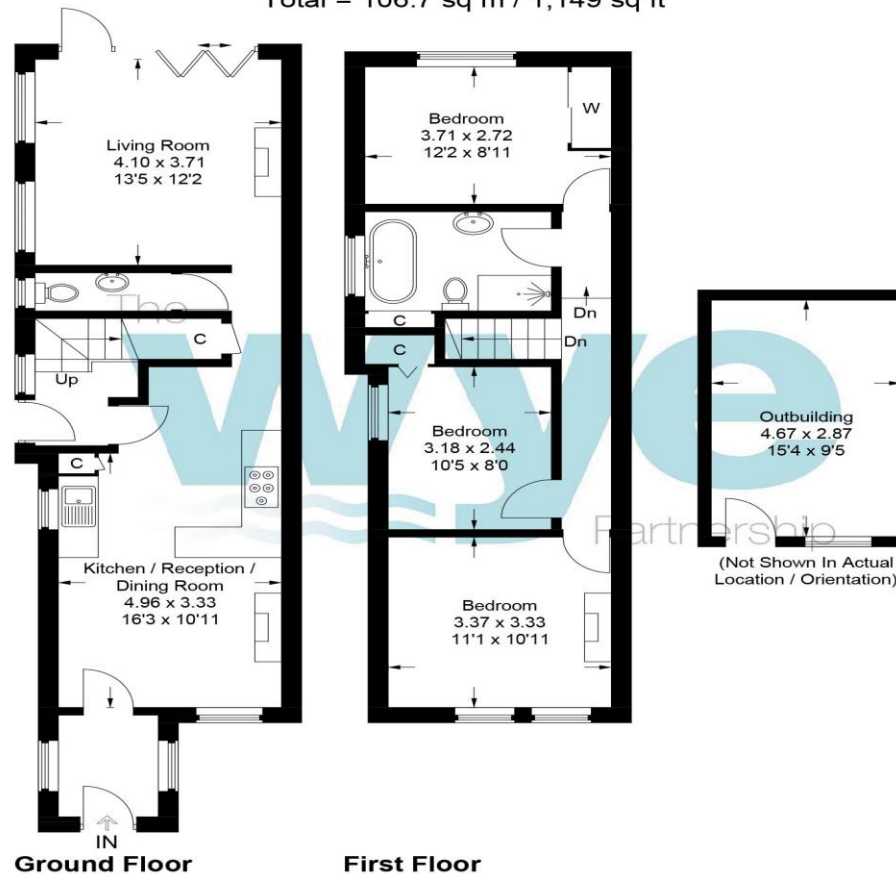
Contact your local Wye Residential office who can introduce you to their Independent Financial Adviser

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.



Oak Tree Cottage

Approximate Gross Internal Area
Ground Floor = 49.3 sq m / 531 sq ft
First Floor = 44.2 sq m / 476 sq ft
Outbuilding = 13.2 sq m / 142 sq ft
Total = 106.7 sq m / 1,149 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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The **wye** Partnership