

Hill Cottage, Plomer Hill, Downley, Buckinghamshire, HP13 5NB



*A most impressive family house on a sizeable plot enjoying panoramic views towards National Trust land of West Wycombe and surrounding countryside.*

| Impressive Modern Family Home | Hallway | Cloakroom | 30'11 x 22'11 Open Plan Living/Dining/Kitchen Room | Sitting Room | Study | Utility Room & Coat Room | Underfloor Heating To Ground Floor + Two Log Burning Stoves | Landing | Four Double Bedrooms With En-Suite To Master Bedroom And Walk-In Wardrobe | Family Bathroom Suite | Gas Central Heating | Double Glazing | CCTV System And Alarm | Double Garage | Balance Of New Build Warranty |

A stunning detached family home built in 2021 to a high standard with almost 2000 square feet of living accommodation. Situated in a highly desirable location complemented by good size landscaped gardens that enjoy superb views over surrounding countryside. Accommodation is well balanced comprising hallway, cloakroom, sitting room, study, a magnificent open plan living/kitchen/dining room with a number of integrated appliances and a separate utility room. To the first floor there are four good size double bedrooms with an en-suite shower room to the master bedroom with a walk-in wardrobe and a separate family bathroom. Hill Cottage is gated to the front with an extensive gravelled driveway that provides off-road parking for several vehicles, with a detached double garage with roller shutter door and electric charging point. Magnificent rear gardens with landscaped terraces to include a gazebo with two outside heaters, light and power, pergola and expansive lawn.

**Price... £950,000**

*Freehold*

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





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## LOCATION

A short walk to Downley Village, close to 'The Common' local shops, public houses and highly regarded schools. Convenient also for High Wycombe town centre and a whole host of amenities to include; mainline railway station (with 25-minute trains to London), large supermarkets, department stores, restaurants, hospital, cinema and bowling alley. The renowned Hughenden Park, Hughenden Manor and the National Trust village of West Wycombe are all close by.

## DIRECTIONS

Leave High Wycombe on the A40 West Wycombe and continue for approximately a mile and a half. Upon reaching the second major set of traffic lights turn right into Plomer Hill. Ascend the hill and as the road levels at the top take Hill Cottage can be found on your right-hand side shortly before the turning for The Pastures, indicated by the Wye Partnership for sale board.

## ADDITIONAL INFORMATION

### COUNCIL TAX

Band G

### EPC RATING

B

### 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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## Hill Cottage

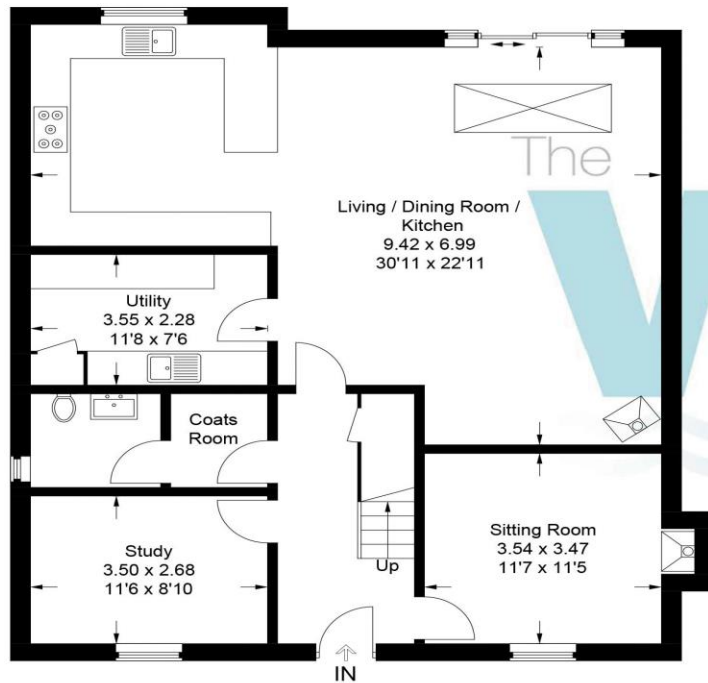
Approximate Gross Internal Area

Ground Floor = 101.4 sq m / 1,091 sq ft

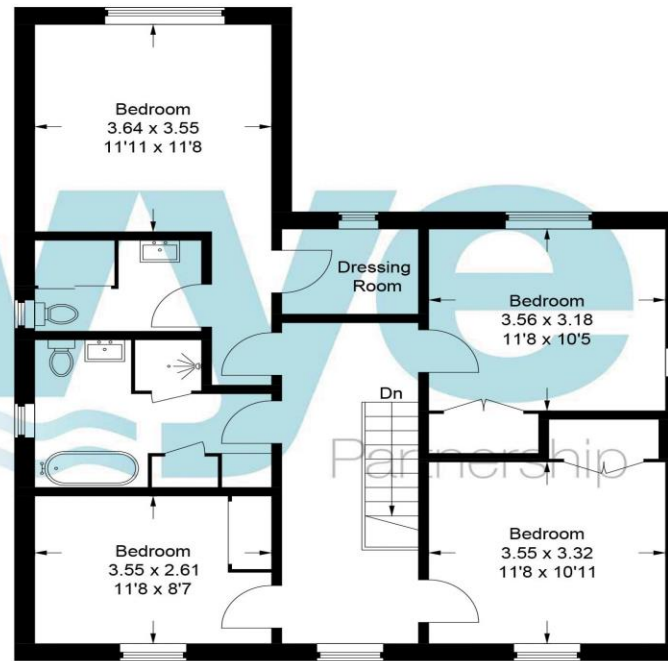
First Floor = 81.8 sq m / 880 sq ft

Garage / Gazebo = 34.8 sq m / 374 sq ft

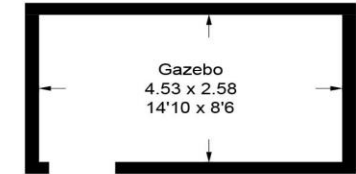
Total = 218.0 sq m / 2,345 sq ft



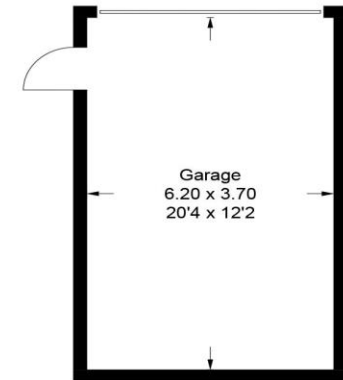
**Ground Floor**



**First Floor**



(Not Shown In Actual  
Location / Orientation)



(Not Shown In Actual  
Location / Orientation)

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