

Red Kite Way, High Wycombe, Buckinghamshire, HP13 5SF



*An exceptional 5/6 bedroom family home, immaculately presented and conveniently situated.*

| Exceptional Detached Family Home With Over 2800 Sq Ft of Light & Airy Living Space Over Three Floors | Improved and Enhanced By The Present Owners Since Originally Constructed in 2013 - Extremely Spacious and Versatile | Reception Hall | Cloakroom | Lounge | Dining Room | Large Fitted Kitchen With Adjacent Breakfast Room | Utility Room | Four Generous First Floor Bedrooms With Fitted Wardrobes, One With En Suite Shower Room, Two With 'Jack & Jill' Shower Room and Family Bathroom | Second Floor Principle Bedroom Suite With En Suite Shower Room | Study/Bedroom 6 | Gas Central Heating & Double Glazing | Garage with Additional Driveway Parking | Built In Storage Cupboard | Private, Landscaped, South West Facing Gardens | An Exceptional Home That Must Be Viewed to be Appreciated |

This is an exceptional detached family home which has been creatively enhanced to now offer spacious and versatile accommodation, with over 2,800 square feet of living space over three floors, all of which is immaculately presented. The property was built in 2013 and the current owners have meticulously maintained the property and made several enhancements and increased the overall floorspace with an impressive hip to gable loft conversion. The light and airy accommodation now consists of three reception rooms with a large fitted kitchen and practical utility room and cloakroom on the ground floor, four generous bedrooms on the first floor, one with en suite shower room, two with a shared 'Jack & Jill' shower room and a family bathroom and a principle 17' bedroom suite with en suite shower room and study/bedroom 6 on the second floor. There is a large integral garage and private, landscaped, south west facing gardens with large patio terrace and lawn. A viewing of this property is essential for it to be fully appreciated.

**Price... £895,000**

*Freehold*

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92+)		
B (81-91)		
C (69-80)		
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	

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### LOCATION

Located just under a mile to the North West of High Wycombe town centre, Red Kite Way is a quiet and modern development with a residents park with children's play area. It is ideally situated for the mainline train station & other major transport links, excellent local schooling including grammar schools and the town centre with its vast range of shops, restaurants, cinema and bowling complex, hospitality and leisure facilities. High Wycombe enjoys acres of parkland and fringes on some of the most beautiful Chiltern Countryside.

### DIRECTIONS

Leave High Wycombe town centre on the A4128 Hughenden Road, pass over the first mini roundabout and at the second turn left into Hughenden Avenue. Pass through the traffic lights and ascend the hill taking the first turning on the left into Garratts Way and then take the first turning right into Red Kite Way. The subject property will be found on the left-hand side.

### ADDITIONAL INFORMATION

We are advised that there is an Estate Charge of approx £240.00 per annum.

### COUNCIL TAX

Band F

### EPC RATING

B

### MORTGAGE

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

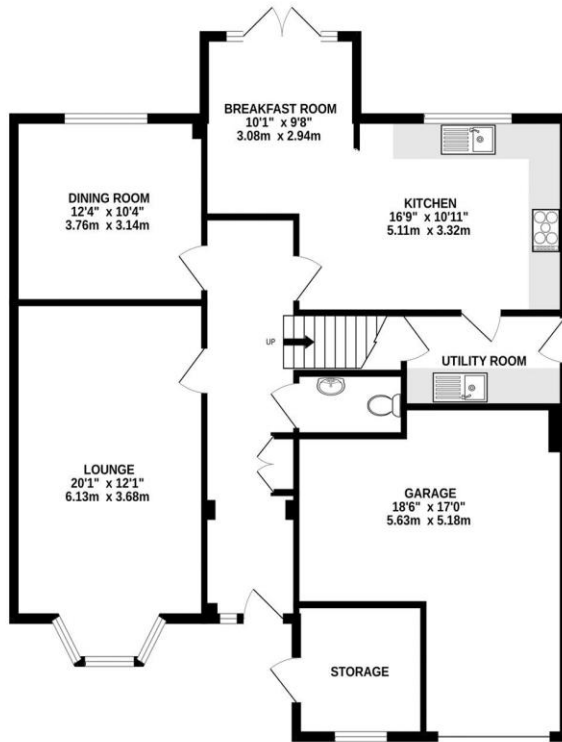


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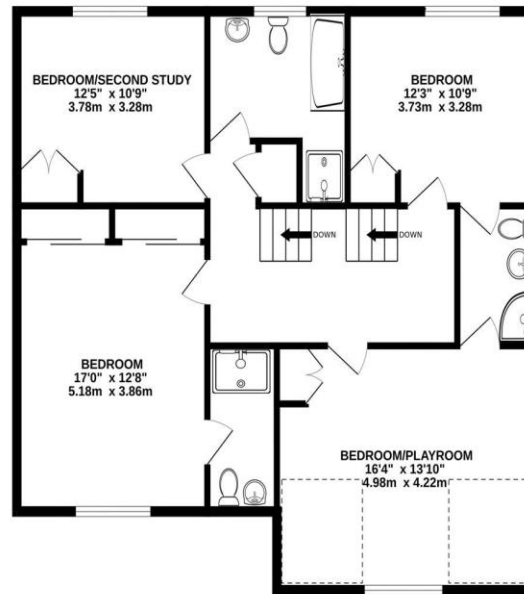
*Whilst we endeavour to make our sales details accurate and reliable they should not be relied upon as statements of representation of fact and do not constitute any part of an offer or contract.*

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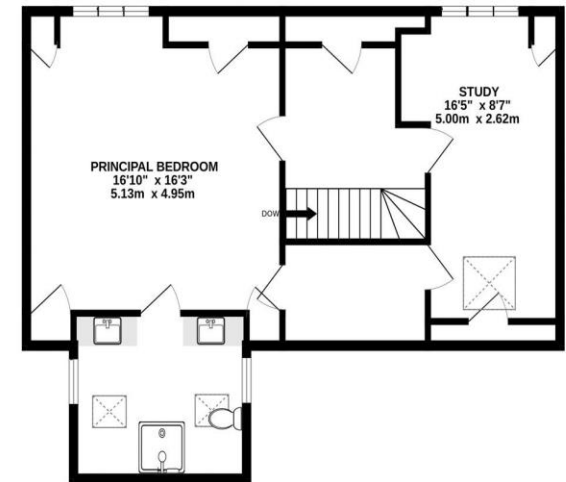
GROUND FLOOR  
1145 sq.ft. (106.4 sq.m.) approx.



1ST FLOOR  
1051 sq.ft. (97.6 sq.m.) approx.



2ND FLOOR  
731 sq.ft. (67.9 sq.m.) approx.



TOTAL FLOOR AREA : 2927 sq.ft. (271.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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The **wye** Partnership