

Woodcote Green, Downley, High Wycombe, Buckinghamshire, HP13 5UN

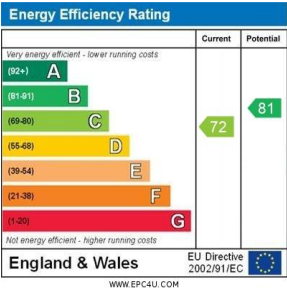
A well-presented extended family home with flexible accommodation that offers the option to be used as a family home with an independent annexe.

| Extended Family Home With Annexe | Entrance Hallway | Cloakroom | Open Plan Sitting/Dining Room | Large 17' Kitchen | Three First Floor Bedrooms | Family Bathroom | Gas Heating To Radiators | Double Glazing | Annexe Currently Providing: Reception Room | Bedroom | Study | Shower Room | Well Kept Corner Plot Gardens | Garage + Driveway | Popular Location | Close To Local Amenities, Schooling And Common | Viewing Highly Recommended |

A fantastic opportunity to acquire an extended family home that incorporates an adjoining single storey annexe with flexible use. The property has been well cared for and could be used as one family home or for a family relative as independent living. Accommodation comprising; Entrance vestibule, cloakroom, hallway, sitting room with fireplace open to dining room (with parquet flooring), 17'2 x 8'10 modern kitchen with utility area door to garden. First floor landing, three first floor bedrooms and family bathroom. Annexed accommodation with reception room, double bedroom, study, shower room and a walk in room currently used as storage but could be easily adapted. The house is double glazed and has a gas central heating system to radiators. The corner plot gardens have a good area of lawn with a large patio and are south facing to the rear.

Price... £580,000

Freehold



LOCATION

Located in the heart of Downley 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 Road, continue for approximately 1 mile turning right at the second major set of traffic lights into Plomer Hill. On reaching the top of the hill take the second turning left into Plomer Green Avenue and Woodcote Green can be found at the end of the road on the left-hand side, indicated by a Wye Residential for sale board and opposite Cross Court shopping facilities.

ADDITIONAL INFORMATION

COUNCIL TAX

Band D

EPC RATING

C

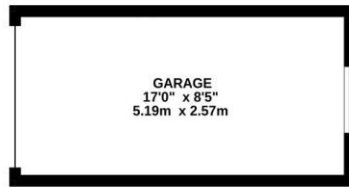
MORTGAGE

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

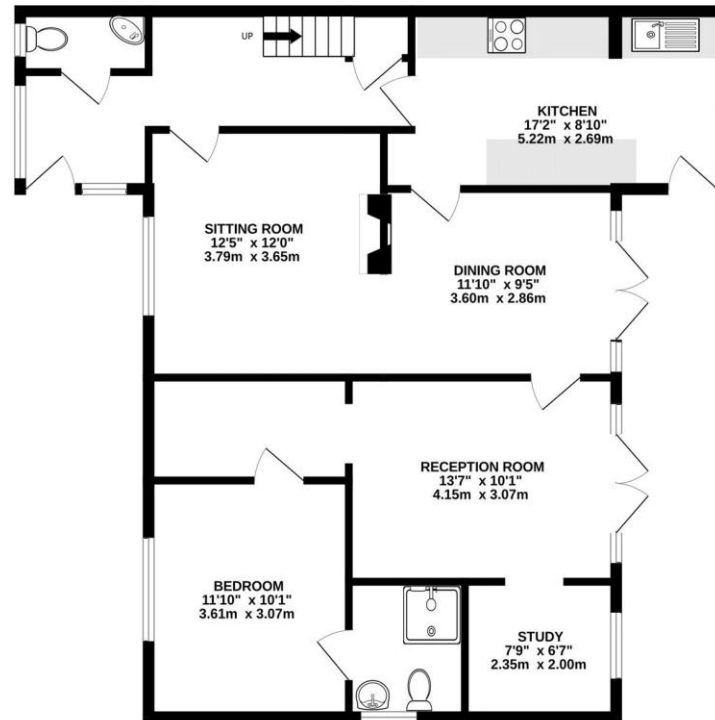
Whilst we endeavour to make our sales details accurate and reliable they should not be relied upon as statements of representation of fact and do not constitute any part of an offer or contract.



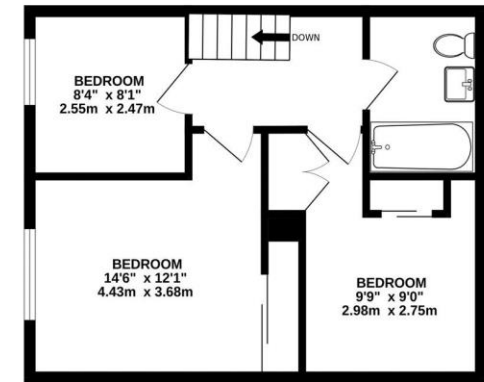
GARAGE
143 sq.ft. (13.3 sq.m.) approx.



GROUND FLOOR
1000 sq.ft. (92.9 sq.m.) approx.



1ST FLOOR
447 sq.ft. (41.5 sq.m.) approx.



TOTAL FLOOR AREA : 1590 sq.ft. (147.7 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