



# 15 Red Kite Way

High Wycombe, High Wycombe

- An Impressive, Spacious and Versatile Detached Family Home
- Immaculately Presented and Meticulously Maintained
- Up To Six Generous Bedrooms and Four Bathrooms
- Three Reception Rooms, Large Fitted Kitchen and Utility Room
- Double Garage and Additional Driveway and Storage Room
- Enclosed Private Gardens – Viewing Recommended

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

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: C



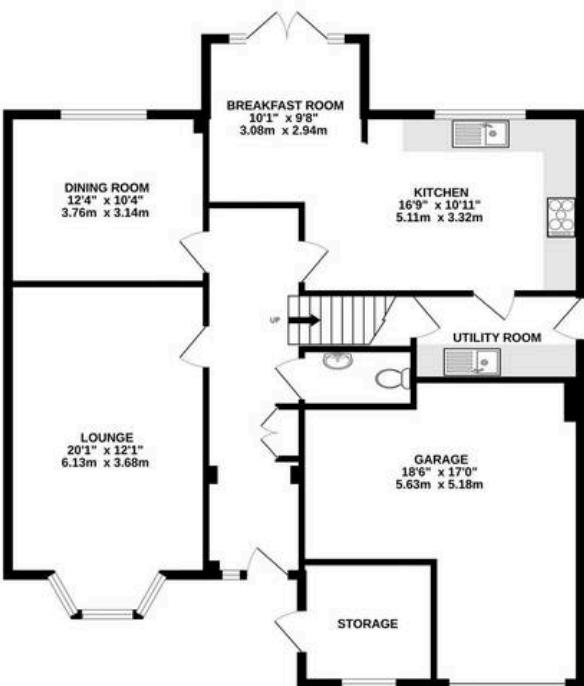
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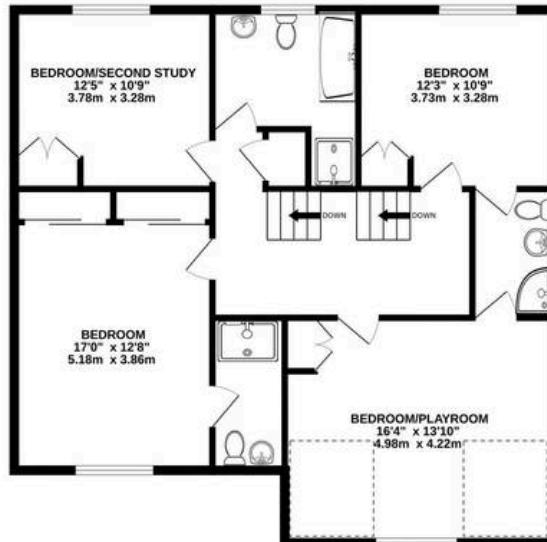
This is an exceptional detached family home which has been creatively enhanced to now offer spacious and versatile accommodation, with over 2,800 square feet of living space over three floors, all of which is immaculately presented. The property was built in 2013 and the current owners have meticulously 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.



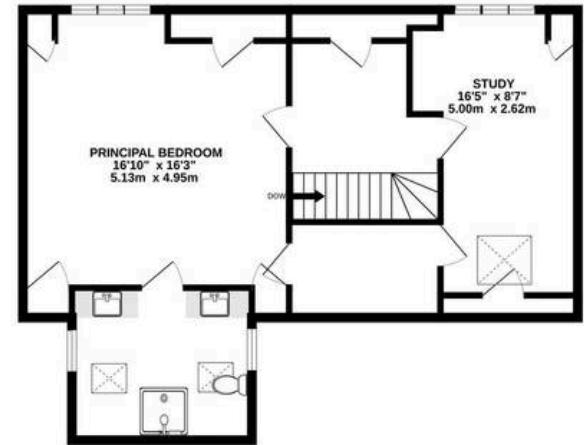
GROUND FLOOR  
1145 sq.ft. (106.4 sq.m.) approx.



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 High Wycombe

Wye House, 15 Crendon Street, High Wycombe – HP13 6LE

01494 451300 • [wycombe@wyeres.co.uk](mailto:wycombe@wyeres.co.uk) • [www.wyeres.co.uk/](http://www.wyeres.co.uk/)

