

2 Moorland Cottages, The Common, Downley, High Wycombe, Buckinghamshire, HP13 5YL - £540,000



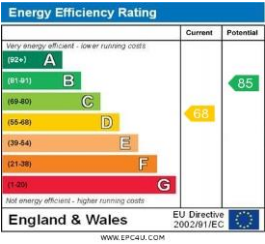
*A beautiful extended two bedroom cottage set in the enviable location adjoining and overlooking Downley common.*

| Front Door | Dining Room With Wood Burning Stove | Lounge With Wood Burning Stove | Superbly Refitted Kitchen/Breakfast Room | Full width Bi Folds To Rear | Central Kitchen Island | First Floor Landing | Two Double First Floor Bedrooms | Modern Refitted Shower Room | Gas Central Heating To Radiators | Double Glazed Windows | Enviaible Location Overlooking Downley Common | 300ft Plot from Front To Back | Stunning Rear Garden | Immaculate Condition Throughout | Miles Of Open Walks On The Doorstep | Unrestricted Parking To Front | A Beautiful Home That Must Be Seen Inside To Be Appreciated |

A beautiful extended two bedroom cottage set in the enviable location adjoining and overlooking Downley common. The property has been much improved by the current owners and now provides immaculately presented accommodation heated via gas central heating and with double glazed windows, on the ground floor there are two reception rooms both with solid fuel burning stoves and a modern refitted kitchen with central island and full width Bi fold doors opening up on the stunning rear garden, on the first floor there are two double bedrooms and modern refitted shower room. Externally the plot extends to nearly 300ft (90m) from front to back and the rear garden is a particular feature with differing areas providing a huge range of plants trees and flowering shrubs. Unrestricted parking is directly in front of the property. Set in such a beautiful location amid open common land Moorland Cottages is a must see house.

**Price... £540,000**

*Freehold*





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### LOCATION

Situated 2.7 miles from Wycombe town centre with its wide variety of shopping, schooling and leisure facilities and main line railway station serving London Marylebone in under half an hour , access to the M40 motorway is also very handy being just 15 minutes drive away. the property is in a quiet location overlooking and adjacent to the 22 hectares that form the common and comprises of well used wood and grass land. Miles upon miles of open countryside walks are on your doorstep, local shops and schools are readily reachable in Downley village and a highly rated local pub is just short walk away

### DIRECTIONS

Leave High Wycombe on the A4128 Hughenden Road, pass over the second mini roundabout and then take the next turning left into Coates Lane. At the T Junction turn right, which is also Coates Lane, and continue for some distance, ascending the hill, into Downley. At the top of the hill continue along Commonsides and in to the High Street and at the T Junction turn right into Plomer Green Lane. Continue along Plomer Green Lane to Downley Common and as you reach the cricket pitch on your right, pass round the right hand bend. As you approach the 'unmade road', the property will be found almost in front of you as indicated by a Wye Residential for sale sign.

### ADDITIONAL INFORMATION

#### EPC Rating

D

#### Council Tax

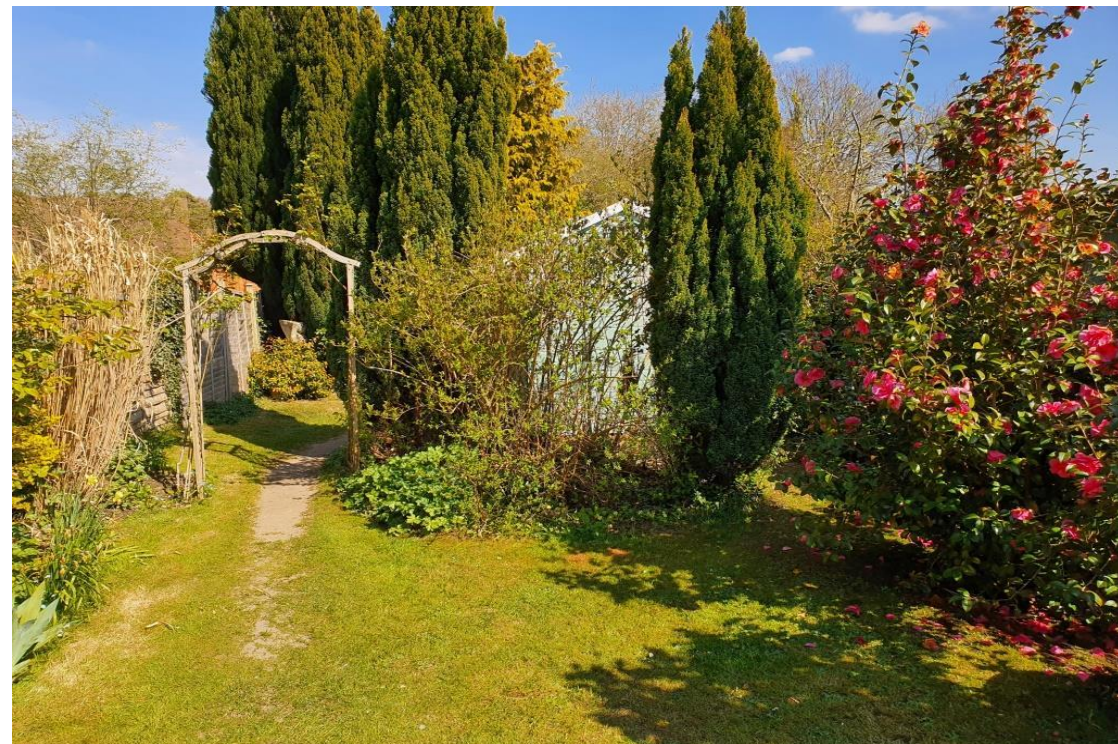
Band D

#### MORTGAGE

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

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

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**MOORLAND COTTAGES, THE COMMON, DOWNLEY, HP13 5YL**  
**APPROX. GROSS INTERNAL FLOOR AREA 83 SQ M / 889 SQ FT**  
**FLOOR PLAN IDENTIFICATION PURPOSES ONLY - NOT TO SCALE**

**GROUND FLOOR**  
GROSS INTERNAL  
FLOOR AREA 52 SQ M / 555 SQ FT

**FIRST FLOOR**  
GROSS INTERNAL  
FLOOR AREA 31 SQ M / 334 SQ FT

