



28 Todd Close, Holmer Green, Buckinghamshire, HP15 6UX - £945,000



An impressive, five-bedroom, detached house in a quiet cul-de-sac in Holmer Green village with double garage, open plan kitchen and close to good schools and amenities.

This is a superb opportunity to acquire an executive family home, situated in a quiet cul-de-sac and overlooking playing fields to the rear, plus being conveniently close to good, local schools and amenities. This beautifully appointed property is set on a secluded corner plot with a spacious block paved driveway and a detached double garage, part of which has been converted to provide a versatile gym/games room. Once inside the property, you are greeted by a bright and spacious entrance hall, which leads to the heart of the home, the stunning open plan kitchen/diner/family room, designed for both everyday living and stylish entertaining. The kitchen is fitted with wall and base units, integrated appliances, ample workspace and enjoying the benefit of a separate utility room. There is also a separate large living room, which is perfect for relaxing, study and downstairs cloakroom. Upstairs, the luxurious, principle bedroom features a dedicated dressing area with fitted cupboards and a private ensuite, while four further well-proportioned bedrooms provide flexible accommodation for family and guests. Upstairs completes itself with a modern fully tiled family bathroom, which has been elegantly finished with a four-piece suite comprising a low-level W.C., wash hand basin, shower and bath. The property benefits from a corner plot with back, side and front landscaped gardens. The rear is mainly laid to lawn with patio areas, gated side access and access to the garage. The property has been thoughtfully laid out and is beautifully presented with tasteful decor and quality finishing, making this a truly premium family home perfect for growing families seeking style, comfort and convenience. A must-see property and an early viewing is strongly recommended.

Key Features

- Executive Detached Home
- Landscaped Garden
- Overlooking Playing Fields
- Secluded Corner Plot
- Living Room
- Stunning Open Plan Kitchen/Diner/Family Room
- Study
- Utility
- Cloakroom
- Principle Bedroom With Dressing Area & En-Suite
- Four Further Bedrooms
- Family Bathroom
- Driveway Parking
- EV Charger
- Detached Double Garage – Part Converted To A Games Room/Gym
- Quiet Cul-De-Sac Location
- Close To Local Schools & Amenities





Location

A short walk takes you to the local parade of shops and amenities, which include a supermarket, pharmacy, coffee shops and so much more. There is a small parade of shops in the village, which is community-oriented and centre based around The Common featuring two Churches, village hall, village pubs and children's playground. There are also good schools for children of all ages and catchment for the excellent Grammar and High Schools. There are three M40 access points within a 10-15 minute drive, plus buses that pass through the village serving Amersham and High Wycombe and fast trains to London from High Wycombe (3 miles) Great Missenden (3 miles) and Amersham (4 miles), which is on the Underground Metropolitan line. The property also benefits from open countryside on its doorstep!

Council Tax band: G

Tenure: Freehold

EPC: D



Directions

From the Hazlemere office of The Wye Partnership, leave the crossroads along the Holmer Green Road and at the mini roundabout take the second exit and ascend Sawpit Hill. At the brow of the hill continue into Watchet Lane and turn second right just after the Wycombe Road turning into Todd Close. Continue along and the property can be found on the right-hand side.

**Approximate Gross Internal Area 2302 sq ft - 215 sq m
(Including Garage)**

Ground Floor Area 996 sq ft – 93 sq m

First Floor Area 996 sq ft – 93 sq m

Garage Area 310 sq ft – 29 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

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The **wye** Partnership