



2 Moorland Cottages The Common, Downley, HP13 5YL

In Excess of £560,000

2 Moorland Cottages The Common

Downley, High Wycombe

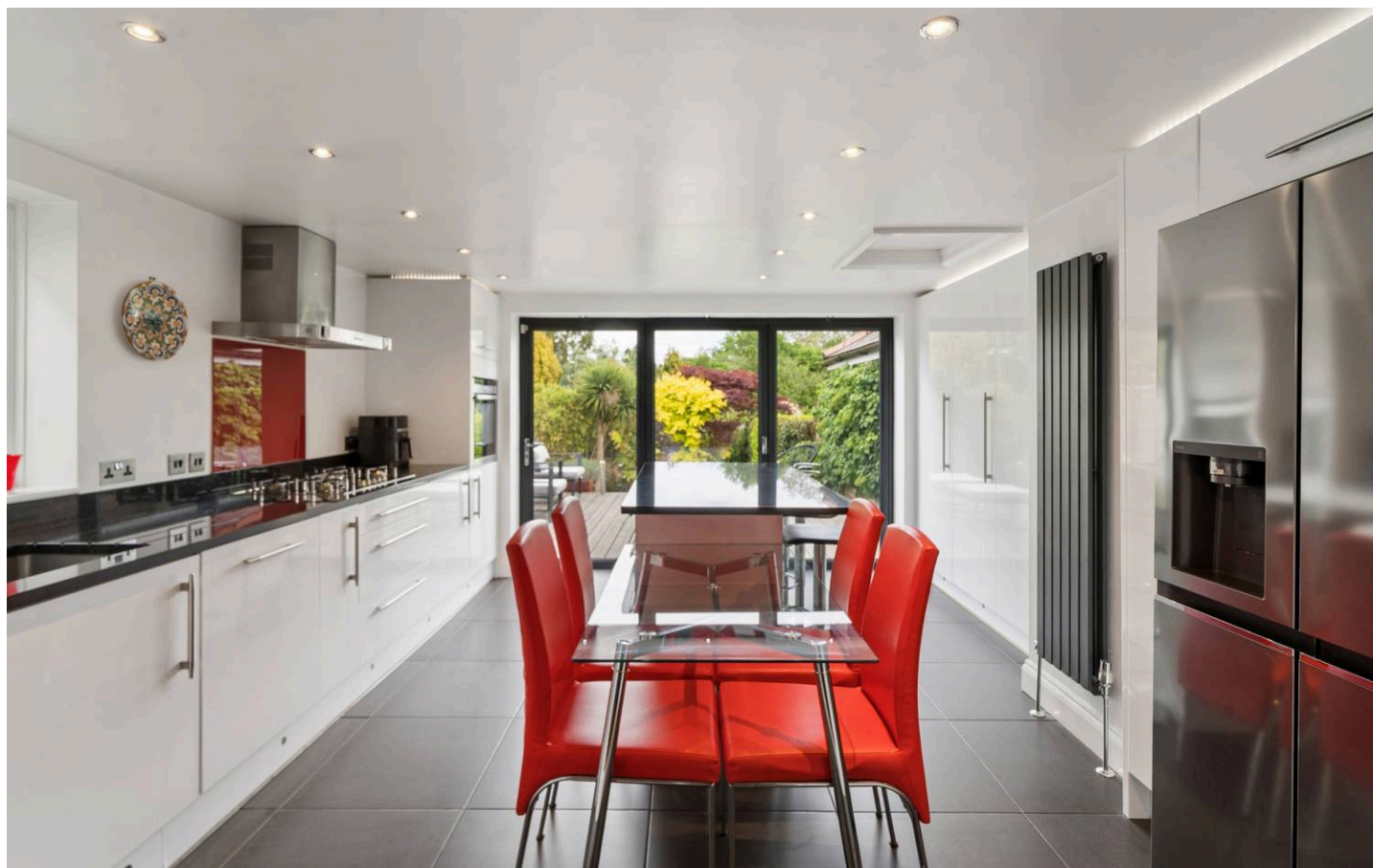
- A Stunning Two Double Bedroom Extended Semi Detached Cottage
- Gas Central Heating To Radiators And Double Glazed Windows And Doors
- Two Reception Rooms With Log Burners And Wooden Floors, Fantastic Extended Kitchen With Island
- Quiet And Envious Location On A Private Road On Downley Common.
- Expansive Common Land, Open Country And Woodland Walks On The Doorstep
- Large Plot Over 90m Front To Back, Large Driveway To Front With Parking For Several Cars
- Beautiful Rear Garden, Large Range Of Flowering Plants, Trees And Shrubs, Manicured Lawned Areas
- Bi Fold Doors Overlooking Extensive Decked Area And Rear Garden

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 30 minutes, access to the M40 motorway is also just 15 minutes drive away. The property is in a quiet location overlooking and adjacent to the 22 hectares that form the common. Substantial open countryside walks are on your doorstep, there are local shops and schools in Downley village and a highly rated local pub is just a short walk away.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

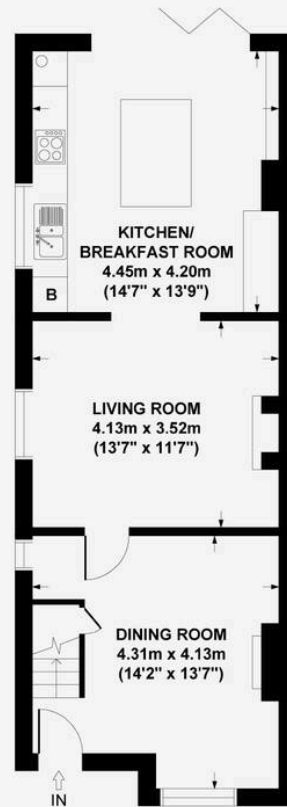


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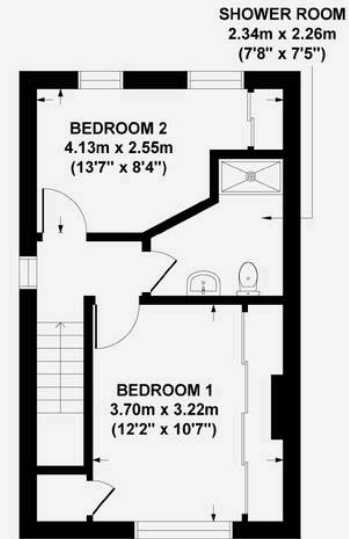
Downley, High Wycombe

This stunning two double bedroom extended semi detached cottage is presented in immaculate condition and offers a rare opportunity to acquire a truly charming home in a highly sought after, quiet location on a private road on Downley Common. The property features gas central heating to radiators, double glazed windows and doors throughout, and a thoughtfully designed layout ideal for modern living. Two spacious reception rooms, both with log burners and attractive wooden floors, provide versatile living and entertaining space, while the fantastic extended kitchen, complete with a central island, creates a welcoming heart to the home. On the first floor are two generous double bedrooms (both with built in wardrobes) and a refitted shower room with walk in shower. The cottage is set on a substantial plot measuring over 90 metres from front to back, with a large driveway to the front providing ample parking for several vehicles. Bi fold doors open from the kitchen, offering picturesque views and a seamless connection to the extensive decked area and beautifully maintained rear garden. The garden boasts a large range of flowering plants, mature trees and shrubs, as well as manicured lawned areas (perfect for relaxing or entertaining guests). Surrounded by miles of common land, open countryside and woodland walks, this exceptional country cottage must be seen internally to be fully appreciated.





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



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

**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

The Wye Partnership High Wycombe

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By law, each person involved in the sale/purchase of a property must have their identification verified to comply with Anti Money Laundering Regulations. These checks are outsourced and a charge of £36 (inc of VAT) is charged for each individual and paid directly to our supplier.

