



Sunnycroft High Wycombe HP13 5UQ



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**Offers over £595,000**

A Spacious Detached Family Home situated on a popular Road in Downley.

Nestled in a peaceful cul-de-sac in the sought-after village of Downley, this impressive, detached family home offers well-balanced living space in a family friendly setting. With four generous bedrooms, three versatile reception rooms and potential to extend further subject to STPP it's perfectly suited for growing families.

## Description

Upon entering, you're welcomed into an inviting central hallway. To the left, a dedicated living room provides the ideal setting for family or entertaining guests. Continuing through, the home opens up to a well-proportioned kitchen, a convenient downstairs cloakroom, dining room and a separate family room to the back of the property.

Upstairs, you'll find four well-proportioned bedrooms along with a family bathroom.

Externally, the property benefits from attractive front and rear gardens. The landscaped rear garden offers a private patio area, while the front garden includes a lawn area and a driveway with ample parking for two-three vehicles. In addition a double length garage provides an ideal storage or parking space.

## Situation

Nestled on the edge of the Chiltern Hills, Downley is a charming and sought-after village suburb located just northwest of High Wycombe in Buckinghamshire. Known for its strong sense of community, green spaces, and semi-rural feel, Downley offers a perfect blend of countryside tranquility and town convenience.

The area is characterized by its village atmosphere, with a central common (Downley Common) offering open fields, woodland walks, and stunning views over the surrounding Chilterns. This makes it a favorite spot for families, dog walkers, and nature enthusiasts. The nearby National Trust woodlands add to the appeal for outdoor activities.

For families, Downley is well-regarded for its good local schools, such as The Downley School and access to selective grammar schools in the wider High Wycombe area. The area is also conveniently located for commuters, with High Wycombe railway station offering direct links to London Marylebone in under 30 minutes and easy access to the M40 motorway.

Overall, Downley is ideal for those looking for a peaceful yet connected lifestyle—where countryside walks, a welcoming community, and convenient transport links come together.



## Floor Plans

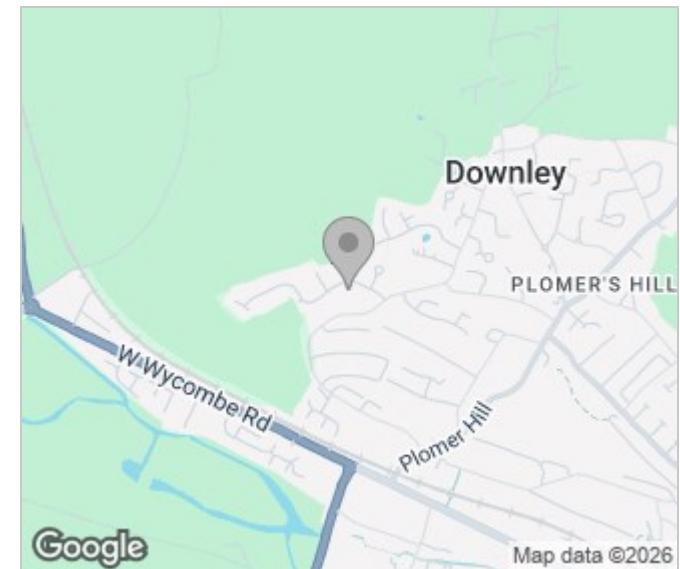
### Sunnycroft, HP13 5UQ

Approximate Gross Internal Area  
 Ground Floor = 858 sq ft / 79.7 sq m  
 First Floor = 708 sq ft / 65.8 sq m  
 Garage = 256 sq ft / 23.8 sq m  
 Total = 1822 sq ft / 169.3 sq m



Floor Plan produced for Ford & Partners by Media Arcade ©.  
 Illustration for identification purposes only. Window and door openings are approximate. Whilst every attempt is made to assure accuracy in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

## Area Map



## Energy Performance Graph

### Energy Efficiency Rating

