



**1 The Briars, High Wycombe, HP11 1ED**

**In Excess of £800,000**

# 1 The Briars

High Wycombe, High Wycombe

- Extended Four Double Bedroom Detached Family Home In A Quiet Sought After Location
- Beautifully Presented And Finished To A High Standard
- Living Room, Family Room, Stunning Open Plan Kitchen/Dining Room, Utility Room
- Master Bedroom With Large Walk In Dressing Room And En-suite Shower Room
- Three Further Double Bedrooms, Family Bathroom + Cloakroom
- Gas Central Heating With New Boiler, Double Glazing, Zone Controlled Underfloor Heating To Ground floor
- Solar Panels, Double Garage Incorporating Gym, Landscaped Rear Gardens
- Stones Throw Of 'The Rye' And Surrounding Woodland
- Walking Distance Of Town Centre Amenities And Train Station
- No Onward Chain, Internal Inspection Strongly Recommended

Situated in a highly desirable location just over 1 mile from the town centre and backing onto woodland and close to The Rye park with open air swimming pool and gym. The town centre is a level walk and provides extensive shopping facilities as well as a mainline railway links with 25-minute trains to London Marylebone as well as direct access to Oxford and Birmingham. There are buses to many destinations and the M40 motorway to junctions 3 & 4 are easily accessible  
Council Tax band: F

Tenure: Freehold

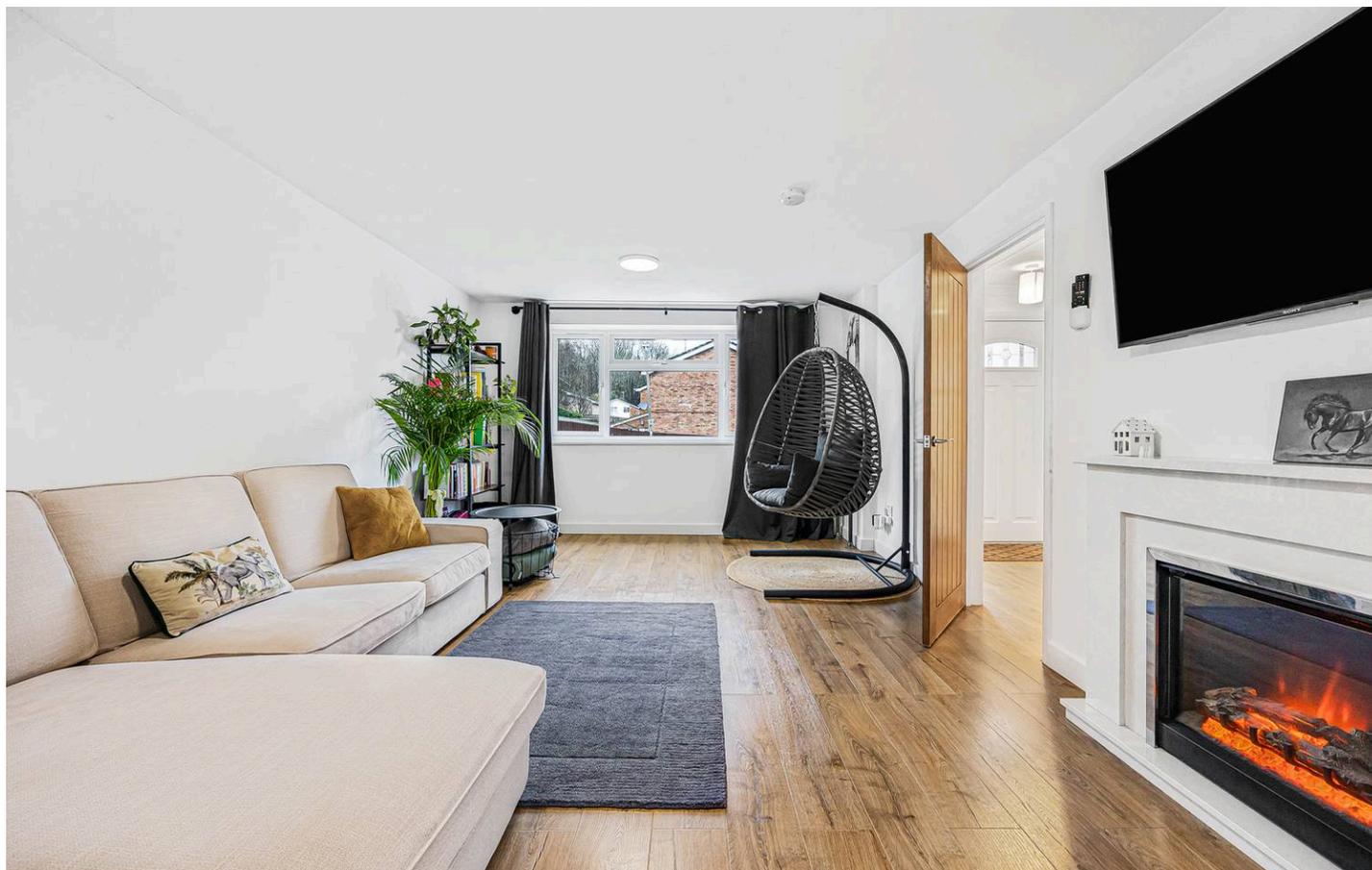
EPC Energy Efficiency Rating: C



# 1 The Briars

High Wycombe, High Wycombe

This impressive five bedroom detached house is situated in a highly sought after and peaceful location, offering exceptional family living space finished to a high standard throughout. The property has been thoughtfully extended and features a welcoming living room, a versatile family room, and a stunning open plan kitchen and dining area (ideal for entertaining), as well as a practical utility room and cloakroom. The spacious master bedroom boasts a large walk-in dressing room and a modern en-suite shower room, while three further double bedrooms are served by a contemporary family bathroom. Modern comforts include gas central heating with a new boiler, double glazing, and zone-controlled underfloor heating to the ground floor, ensuring year-round comfort. Energy efficiency is enhanced by the addition of solar panels. The double garage (currently incorporating a gym) provides excellent storage and flexibility for a variety of uses. Located just moments from 'The Rye' and surrounding woodland, the property is within easy walking distance of town centre amenities and the train station, making it ideal for commuters and families alike. Offered with no onward chain, this beautifully presented home must be viewed internally to fully appreciate all it has to offer.



**Approximate Gross Internal Area 2084 sq ft - 193 sq m  
(Including Garage)**

Ground Floor Area 1275 sq ft – 118 sq m

First Floor Area 809 sq ft – 75 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.



## The Wye Partnership High Wycombe

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