



Rye View High Wycombe HP13 6HL



**Rye View High Wycombe HP13 6HL**

**Guide price £850,000**

A spacious, detached family home within walking distance of the railway station and town centre. Ockley House has been extensively refurbished in recent years and features a stunning bespoke kitchen-dining area, a cosy sitting room with a striking log burner, and a principal bedroom complete with fitted wardrobes and a stylish ensuite.

## Description

Ockley House is a spacious detached family home, quietly tucked away at the end of a cul-de-sac off Rectory Avenue. Spanning three floors and approximately 2,300 sqft, this versatile property offers flexible living to suit a growing family.

Entering through the main door, you are greeted by a central hallway with practical space for coats and shoes. To the right, a welcoming sitting room provides a cosy yet generous space for relaxation boasting a log burner. Continuing through the hallway, you reach the stunning, recently refurbished kitchen-dining area, featuring bespoke shaker-style cabinetry and integrated appliance - perfect for family meals and entertaining.

A few recently carpeted steps from the hallway lead to three well-proportioned bedrooms, accompanied by a separate WC and a contemporary family bathroom. On the top floor, the principal suite occupies its own landing, complete with fitted wardrobes and a newly refitted ensuite shower room. The landing also offers access to the eaves, with potential to create two additional bedrooms, subject to planning permission.

The lower level, accessible from the kitchen, features a large reception room ideal as a fifth bedroom, children's playroom, home office, or media room. From here, internal access leads to the garage, part of which has been cleverly partitioned as a utility space.

Outside, the recently landscaped garden is divided into two distinct zones: one designed for entertaining and the other for everyday family use, creating a perfect balance of style and functionality.



## Situation

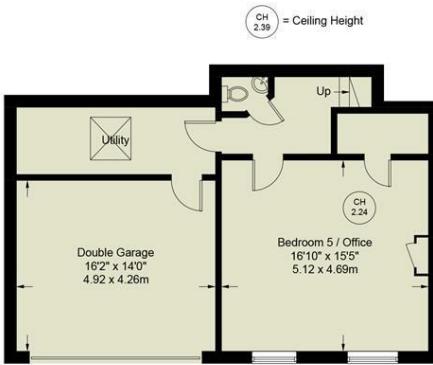
Ockley House is conveniently located just a short walk to the mainline train station, via the Chiltern Railway Service, you'll be at London Marylebone Station in just 27 minutes or Oxford in 38 minutes. South Buckinghamshire is renowned for excellent state and independent schools, and High Wycombe has some of the best. All walkable from the property and in high demand, there's Wycombe Abbey, the Royal Grammar School, Wycombe High School, Godstow and John Hampden.

## Floor Plans

### Rye View, HP13 6HL

Approximate Gross Internal Area (Including Double Garage)  
 Lower Ground Floor = 683 sq ft / 63.5 sq m  
 Ground Floor = 1214 sq ft / 112.8 sq m  
 First Floor = 388 sq ft / 36.1 sq m  
 Total = 2285 sq ft / 212.4 sq m

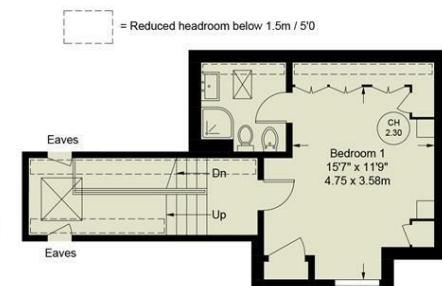




Lower Ground Floor



Ground Floor



First Floor

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

