



**Connells**

Sawpit Hill  
Hazlemere High Wycombe



### Property Description

Set within the ever-popular Hazlemere area, this link-detached house offers exceptionally versatile accommodation, currently arranged as a spacious five-bedroom family home. The property is approached via a generous driveway providing ample parking for several vehicles. Once inside, the welcoming entrance hall gives access to well-planned ground floor accommodation. The kitchen/dining room features a range of wall and base units and leads through to a superbly sized reception room, complete with bi-fold doors that open seamlessly onto the large rear garden. A utility room and downstairs cloakroom add further practicality, while bedrooms four and five are conveniently positioned on the ground floor, offering flexibility for guests, multigenerational living, or home-office needs.

Upstairs, the first floor comprises a well-proportioned master bedroom with en-suite facilities, along with two additional bedrooms and a modern family bathroom. Externally, the property enjoys a substantial enclosed rear garden with a patio ideal for outdoor entertaining, steps rising to a lawned area, and a footpath leading to the garden room-perfect as a studio, office, or hobby space. Additional benefits include gas central heating, double glazing, and underfloor heating to the kitchen and main reception room.

### Location

Hazlemere itself is a highly regarded village, offering a semi-rural feel while remaining within easy reach of local amenities. The area is served by a number of well-respected schools, both within the village and in nearby towns. High Wycombe town centre and its mainline railway station-providing convenient access into London-are only a short drive away, making this an ideal location for families and commuters alike.

### Entrance Hall

#### Reception

19' max x 12' max (5.79m max x 3.66m max)

#### Kitchen

17' max x 9' 5" max (5.18m max x 2.87m max)

#### Utility Room

15' 10" max x 5' 7" max (4.83m max x 1.70m max)

#### Downstairs Bathroom

5' 5" max x 7' 1" max (1.65m max x 2.16m max)

#### Bedroom One

10' 2" max x 10' max (3.10m max x 3.05m max)

#### Ensuite

6' 7" max x 5' 11" max (2.01m max x 1.80m max)

#### Bedroom Two

12' 7" max x 10' 8" max (3.84m max x 3.25m max)

#### Bedroom Three

10' 7" max x 9' 6" max (3.23m max x 2.90m max)

#### Bedroom Four

18' 4" max x 8' 1" max (5.59m max x 2.46m max)

### Bedroom Five

8' 10" max x 5' 7" max (2.69m max x 1.70m max)

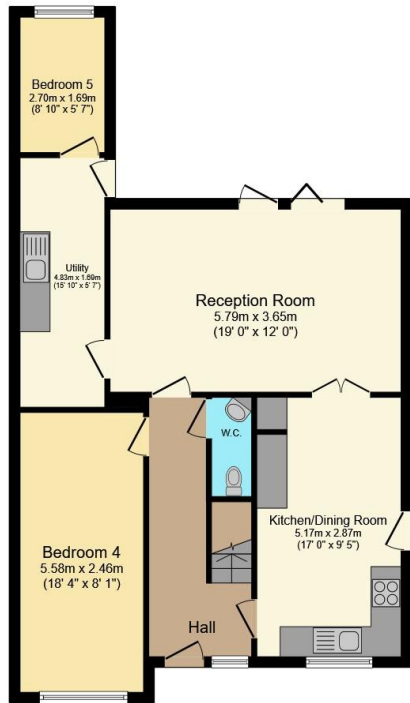
### Bathroom

7' max x 6' 7" max (2.13m max x 2.01m max)

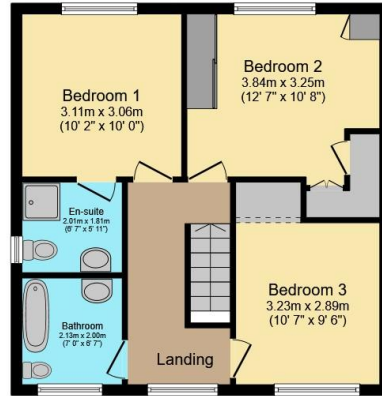
### Garden Room

10' 8" max x 10' 7" max (3.25m max x 3.23m max)

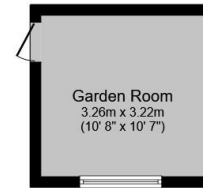




**Ground Floor**



**First Floor**



**Outbuilding**

Total floor area 138.9 m<sup>2</sup> (1,495 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



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EPC Rating: D Council Tax Band: E

**view this property online [connells.co.uk/Property/WYC313407](http://connells.co.uk/Property/WYC313407)**

Tenure: Freehold



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