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5 London Road, High Wycombe, Buckinghamshire, HP11 1BJ



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Asking price £675,000

A rare opportunity to purchase a charming Georgian Town House located opposite The Rye Park. The home has been lovingly restored over recent years and beautifully blends modern fittings with delightful period features - this is one not to be missed!

Description

You enter the property up stone steps through the arched front door into the spacious central hallway. On your right-hand side is the dining room which is currently being used as a separate sitting area/snug with a direct view through the sash window over the The Rye. Back into the hallway to the left, you have the sitting and dining area that enjoys a double aspect view over the park and the rear garden. The recently refitted hand-built kitchen is situated towards the rear of the property featuring a kitchen island with a butchers block worktop. The kitchen has been refurbished with an oak worktop, brushed chrome fittings, feature tiles, range cooker, Belfast sink and other integrated appliances. The utility room is accessed through the kitchen with the added benefit of a downstairs cloakroom. There is also a basement / wine cellar with a window facing the south elevation and a newly fitted family bathroom.

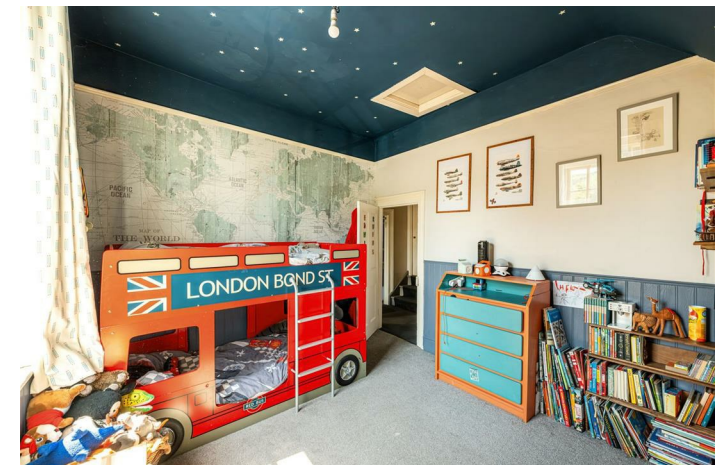
On the first floor, there are four double bedrooms and an additional cloakroom. Two of the bedrooms benefit from fitted wardrobes with the principal bedroom and bedroom two enjoying elevated views over The Rye.

The enclosed rear garden extends to approximately 120ft from the rear elevation. The rear garden is mainly laid to lawn with a newly fitted limestone patio & pergola. There is a home office constructed at the back of the garden which has been built with sufficient ducting to enable electricity and water to be plumbed out to it - it is also fully insulated.

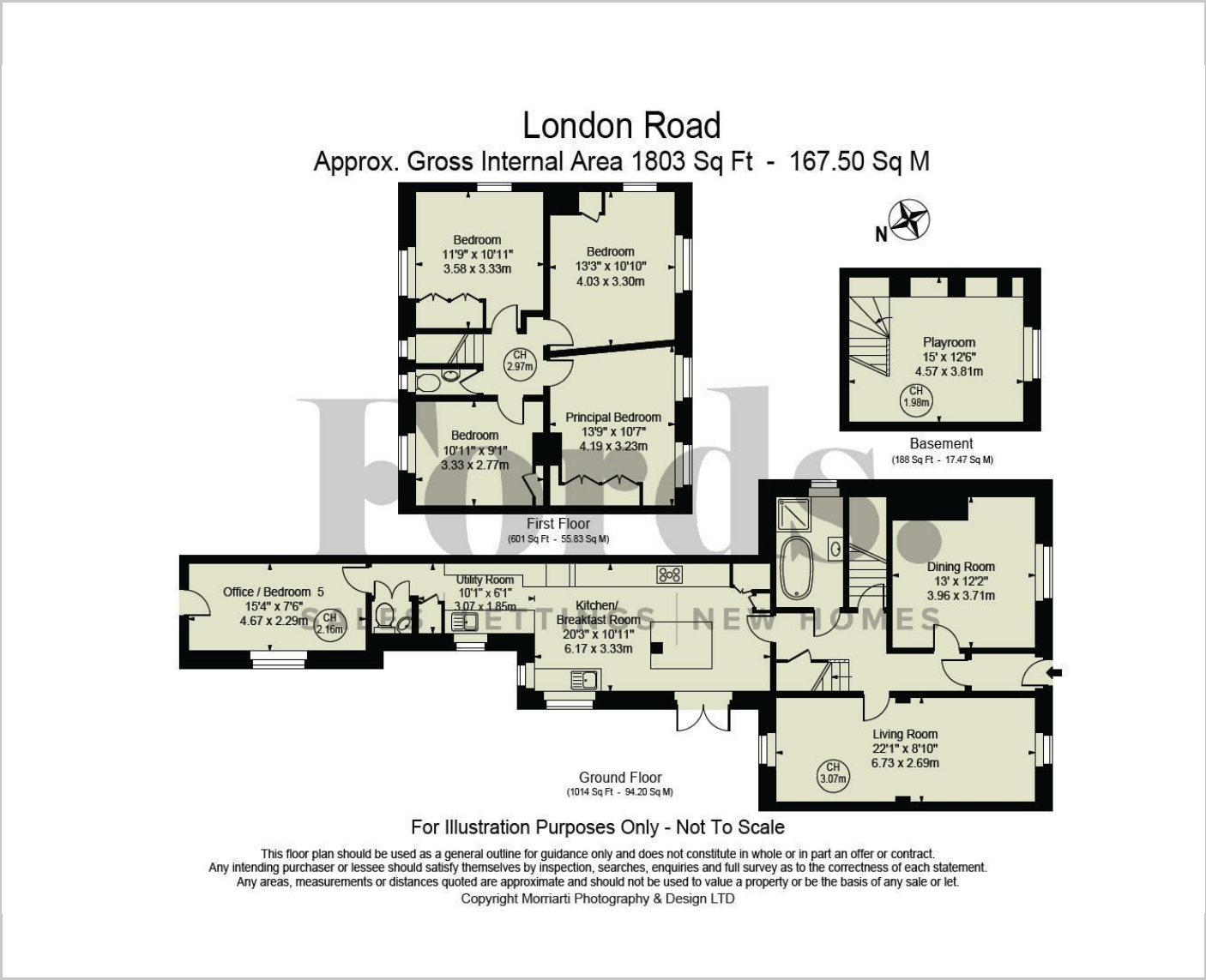
Situation

This Georgian home is located on the Town Centre section of the London Road opposite The Rye. The Rye is High Wycombe's main open space and consists of approximately 53 acres of open space with sports pitches, a children's play area, boating lake and Wycombe Rye Lido.

The property is within easy reach (0.4 miles) from the mainline train station and in close proximity to well renowned schools. The town centre is also just a short walk where there is a vast array of shopping facilities. Via the Chiltern Railway Service, you'll be at London Marlylebone 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, Godstowe and John Hampden. Heathrow Airport is also just a 30 minute drive from the property.



Floor Plans



Area Map



Energy Performance Graph

