



26 Browns Road, Holmer Green, HP15 6SL
£995,000

26 Browns Road

Holmer Green

- Must Be Viewed & No Upper Chain!
- Extended To A Superb Standard - Striking Open-Plan Kitchen/Dining/Living Space (31'8 x 20'10)
- 5 Bedrooms Including A Ground Floor Bedroom/Office With Ensuite - 4 Bathrooms (2 Ensuites + Family Bathroom)
- Separate Sitting Room/Study - Home Gym/family Room - Utility Room - Cloakroom
- Beautifully Landscaped Rear Garden - Ample Driveway Parking

Located in the heart of this sought after Chiltern village.... A short level walk to the village shops, pond and common plus the beautiful Chiltern Countryside that surround the village.... Easy walking distance to the village Infant, Junior and Senior Schools each with a reputation that brings property buyers to the area.... Catchment area for excellent Grammar Schools to include, The Royal Grammar School, Wycombe High School... Fast bound London trains available from Amersham (3.5 miles) High Wycombe (3 miles) and Beaconsfield (5 miles).... Three M40 access points are within a 15 minute drive.... M25 and M1 motorways are also easily accessible....

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D



26 Browns Road

Holmer Green, High Wycombe

A breath-taking, contemporary home, thoughtfully redesigned and extended to create a truly exceptional family space.

A stunning, contemporary family home that has been transformed to an exceptional standard throughout.

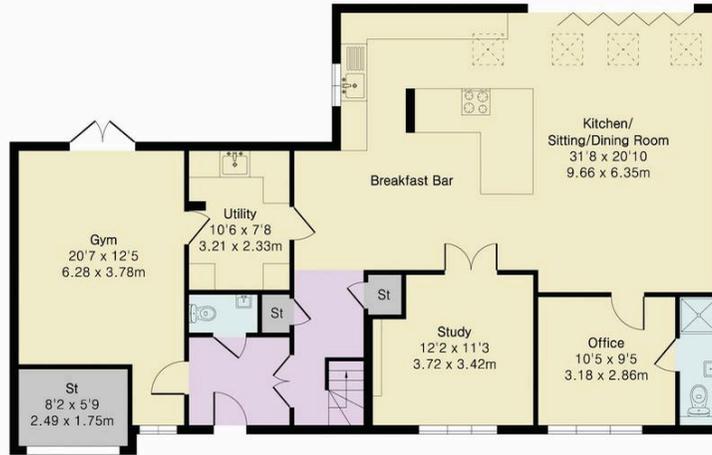
Extended, reconfigured and beautifully refitted, is this impressive property that offers generous, flexible living space, ideal for modern family life and home working. The accommodation features up to **5 bedrooms**, one being a **ground floor bedroom with ensuite shower room** – currently arranged as a stylish home office. On the first floor, there are the **4 further bedrooms** and **three luxury bathrooms**, including **two ensuites** and a **spa-style family bathroom**. A welcoming **entrance vestibule** and **cloakroom** lead into a **striking entrance hall**, setting the tone for the quality and style beyond. The heart of the home is the breath-taking **open-plan 31'8 x 20'10 kitchen/dining/living space**, flooded with natural light and featuring bi-fold doors opening directly onto the garden, which is perfect for entertaining and family living. A **separate utility room** offers practical convenience, plus there are additional reception areas including a **20'7 x 12'5 home gym/family room** and a **12'2 x 11'3 sitting room/study**, providing superb versatility for everyday living. The **principal bedroom suite** enjoys a **dedicated dressing room** and **luxury ensuite shower room** and the **guest bedroom** also benefits from an ensuite. Outside, the **landscaped, rear garden** offers a private and low-maintenance retreat, while the front provides **ample driveway parking**. This is a stunning house, that needs to be viewed!



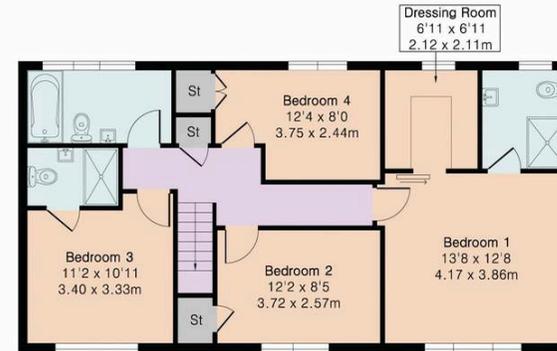
Approximate Gross Internal Area 2194 sq ft - 203 sq m

Ground Floor Area 1372 sq ft – 127 sq m

First Floor Area 822 sq ft – 76 sq m



Ground Floor



First Floor



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 Hazlemere

3 Market Parade, Hazlemere – HP15 7LQ

01494 711284 • hazlemere@wyeres.co.uk • www.wyeres.co.uk/

By law, each person involved in the sale/purchase of a property must have their identification verified to comply with Anti Money Laundering Regulation. These checks are outsourced and a charge of £36 (inc of VAT) is charged for each individual and paid directly to our supplier.

