



16 Station Road

Loudwater, High Wycombe

- Semi Detached Character Cottage
- Open Brick Fireplace
- Modern Fitted Kitchen
- Two Double Bedrooms
- Large Bathroom
- Low Maintenance Garden with Summerhouse

Approximately three miles east of High Wycombe centre, which provides extensive amenities including 25 minute London Marylebone trains as well as direct links to Oxford and Birmingham, Beaconsfield train station is also within easy reach, also providing fast trains into London. Junction 3 of the M40 motorway and local shopping facilities are close by as well as the more comprehensive shopping facilities in High Wycombe and Retail Park which is approximately 1 mile away.

Council Tax band: C

Tenure: Freehold

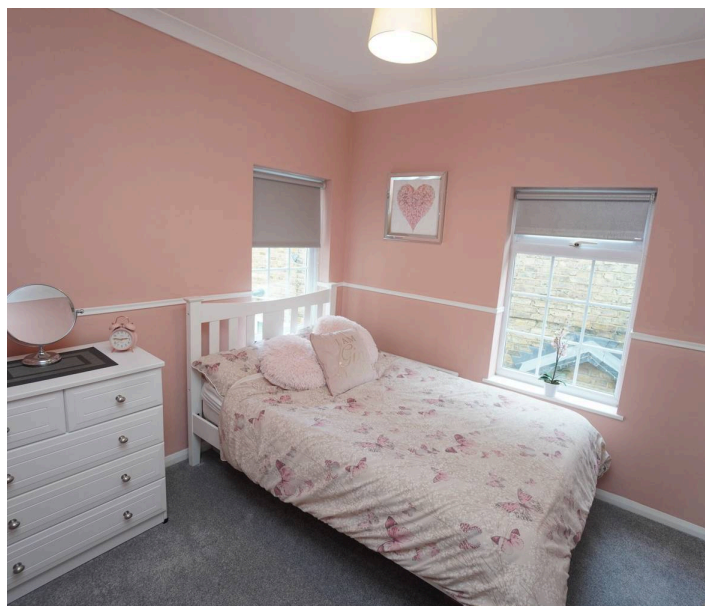
EPC Energy Efficiency Rating: E

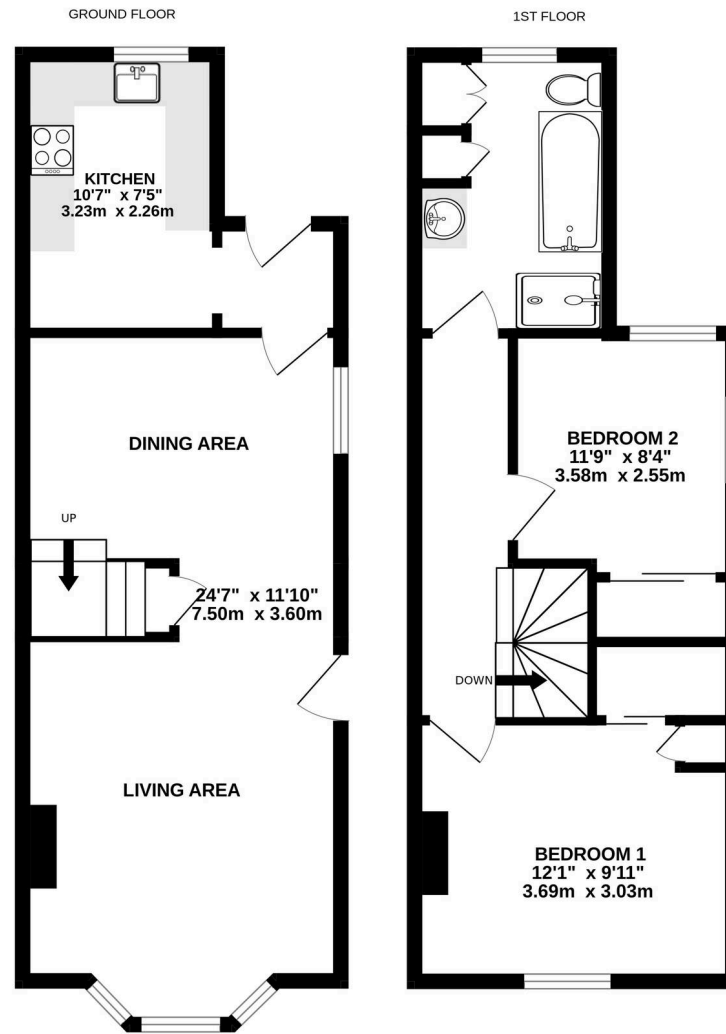


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Nestled in a sought-after residential location, this charming two-bedroom semi-detached character cottage presents an excellent opportunity for buyers seeking a unique blend of period features and modern comforts. Upon entering, you are welcomed into a spacious and inviting living room, where an open brick fireplace forms a striking focal point and provides a warm, homely ambience throughout the colder months. The property boasts a modern fitted kitchen, thoughtfully refitted to a high standard, offering ample storage space, contemporary work surfaces, and integrated appliances that will appeal to keen cooks and those who enjoy entertaining. Both bedrooms are generously proportioned doubles, each benefiting from large windows that allow for plenty of natural light and create a bright, airy atmosphere. The sizeable bathroom is well appointed, featuring a modern suite with quality fittings, a separate shower and bath, and tasteful tiling that adds a touch of luxury to every-day living. Additional features include a pull-down loft ladder with lighting, providing easy access to a useful loft area that is ideal for storage or could be adapted for a variety of uses (subject to the necessary permissions). The property has been lovingly maintained, with neutral décor and quality flooring throughout, making it ready for immediate occupation while still offering scope for personalisation. This delightful cottage is perfect for first-time buyers, downsizers, or investors alike, offering a blend of character and practicality that is rarely available. The location provides convenient access to local amenities, schools, and transport links, making it an ideal base for commuters and families. With its combination of period charm, modern updates, and thoughtful details, this home is sure to attract considerable interest and early viewing is highly recommended.





TOTAL FLOOR AREA: 775 sq.ft. (72.0 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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