

# Fords.

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Derehams Lane High Wycombe HP10 9RH



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**Guide price £750,000**

A well-presented detached 4-bedroom Mock Tudor Style family home. Situated in Loudwater this individual home is position on a popular Residential Road with easy access to J3 of the M40. With its comfortable living space and charming exterior, this property is a rare find in the market.

## Description

Nestled on the esteemed Derehams Lane in Loudwater, High Wycombe, this charming detached home boasts a delightful Mock Tudor style, offering a unique character that sets it apart from the rest. With four generously sized double bedrooms, this property is perfect for families seeking both space and comfort.

The home features three inviting reception rooms, providing ample opportunity for relaxation and entertainment. Whether you prefer a cosy evening in the lounge, a formal gathering in the dining room, or a quiet reading nook, this residence caters to all your needs. Whilst the generously sized family bathroom upstairs features a separate bath and shower, the shower room on the ground floor is finished to a unique style with Italian tiles and gold tone fittings.

Situated on a sought-after residential road, this property benefits from a tranquil environment while remaining close to local amenities and transport links. The individual style and feel of the house create a warm and welcoming atmosphere, making it an ideal place to call home.

Further features include an electric car charger, level and landscaped rear garden with a practical patio space and an elegant outdoor pergola made from solid wood with an outdoor kitchen area providing an ideal hosting space.



## Situation

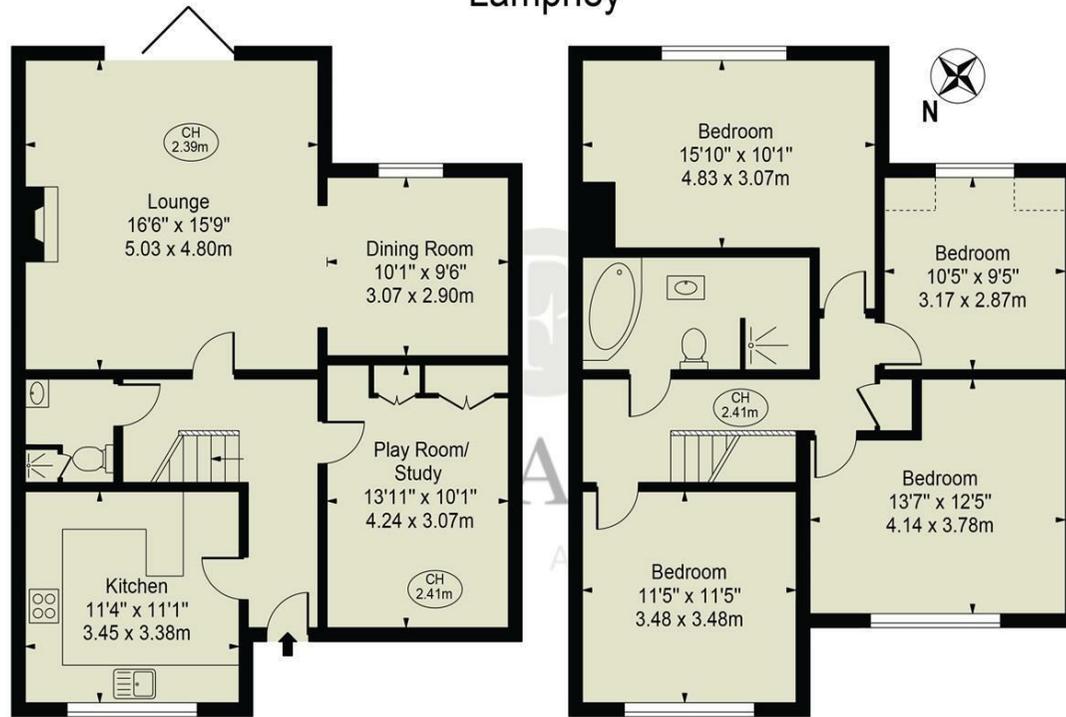
Ideally situated, this home offers excellent transport links, with Junction 3 of the M40 nearby and Beaconsfield mainline station just a short drive away, providing direct access to London Marylebone. Everyday conveniences, including a Tesco superstore and Costa Coffee, are close at hand, while the bustling towns of Beaconsfield, Marlow, and High Wycombe offer an array of boutique shops, restaurants, and bars just moments away.

This impressive home perfectly balances modern comfort with a prime location - viewings are highly recommended.



# Floor Plans

## Lamphey



**Ground Floor**  
(768 Sq Ft - 71.35 Sq M)

**First Floor**  
(758 Sq Ft - 70.42 Sq M)

For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.  
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# Area Map



# Energy Performance Graph

## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>86</b>
(69-80) <b>C</b>	<b>77</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	