



Connells

Sawpit Hill
Hazlemere High Wycombe



Property Description

Situated in the highly sought-after Hazlemere area, this link-detached property offers versatile accommodation, currently arranged as a spacious five-bedroom family home. A generous driveway provides ample off-street parking.

The ground floor features a welcoming entrance hall leading to a modern kitchen/dining room, which flows into a superb principal reception room with bi-fold doors opening onto the rear garden—ideal for everyday living and entertaining. There is also a utility room, cloakroom, and two additional bedrooms, offering flexibility for guests, home working, or multi-generational living.

Upstairs comprises a well-proportioned principal bedroom with en-suite, two further bedrooms, and a stylish family bathroom.

Externally, the property boasts a substantial enclosed rear garden with patio, lawn, and a versatile garden room suitable for a home office or studio.

Further benefits include gas central heating, double glazing, and underfloor heating to the kitchen and main reception area.

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)

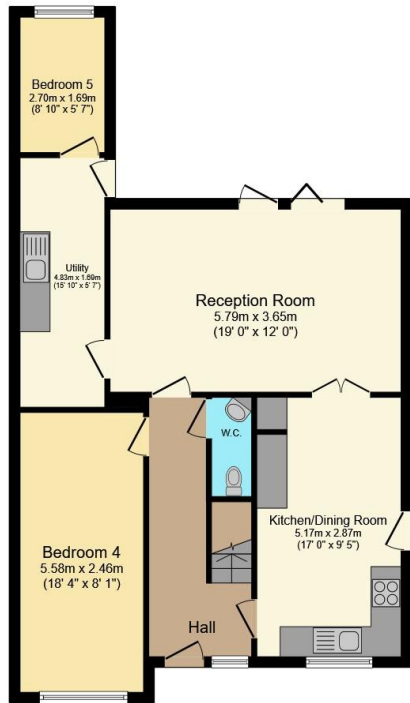
Bathroom

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

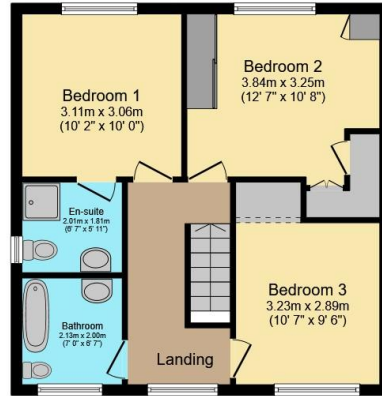
Garden Room

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

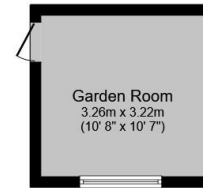




Ground Floor



First Floor



Outbuilding



Total floor area 138.9 m² (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



To view this property please contact Connells on

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1-3 Queen Victoria Road
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EPC Rating: D Council Tax
 Band: E

view this property online connells.co.uk/Property/WYC313407

Tenure: Freehold



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