



# 5 The Coppice

Walters Ash, High Wycombe

- Substantial four bedroom detached, modern family home
- Four double bedrooms, two en-suite bathrooms and family bathroom
- Cul-de-sac location close to village amenities, schooling and Chiltern Countryside
- High specification kitchen/diner with breakfast bar and double doors to garden
- Double garage, generous gravel driveway and good size, level and private rear garden
- Wonderful double aspect lounge, separate dining room and study

Walters Ash is a lovely village between High Wycombe and Princes Risborough and has an array of shops that provide for all day to day needs including a Post Office, mini-market, beauty/hair salon, active village hall with adjoining playing field, coffee shop and public house. The larger towns of High Wycombe and Princes Risborough provide a wider variety of shops and leisure facilities as well as a mainline rail link to London. The M40 is easily accessible at High Wycombe (junction 4). Walters Ash is surrounded by beautiful Chilterns countryside with numerous country walks and bridleways through the areas famed Beech woodland. Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C



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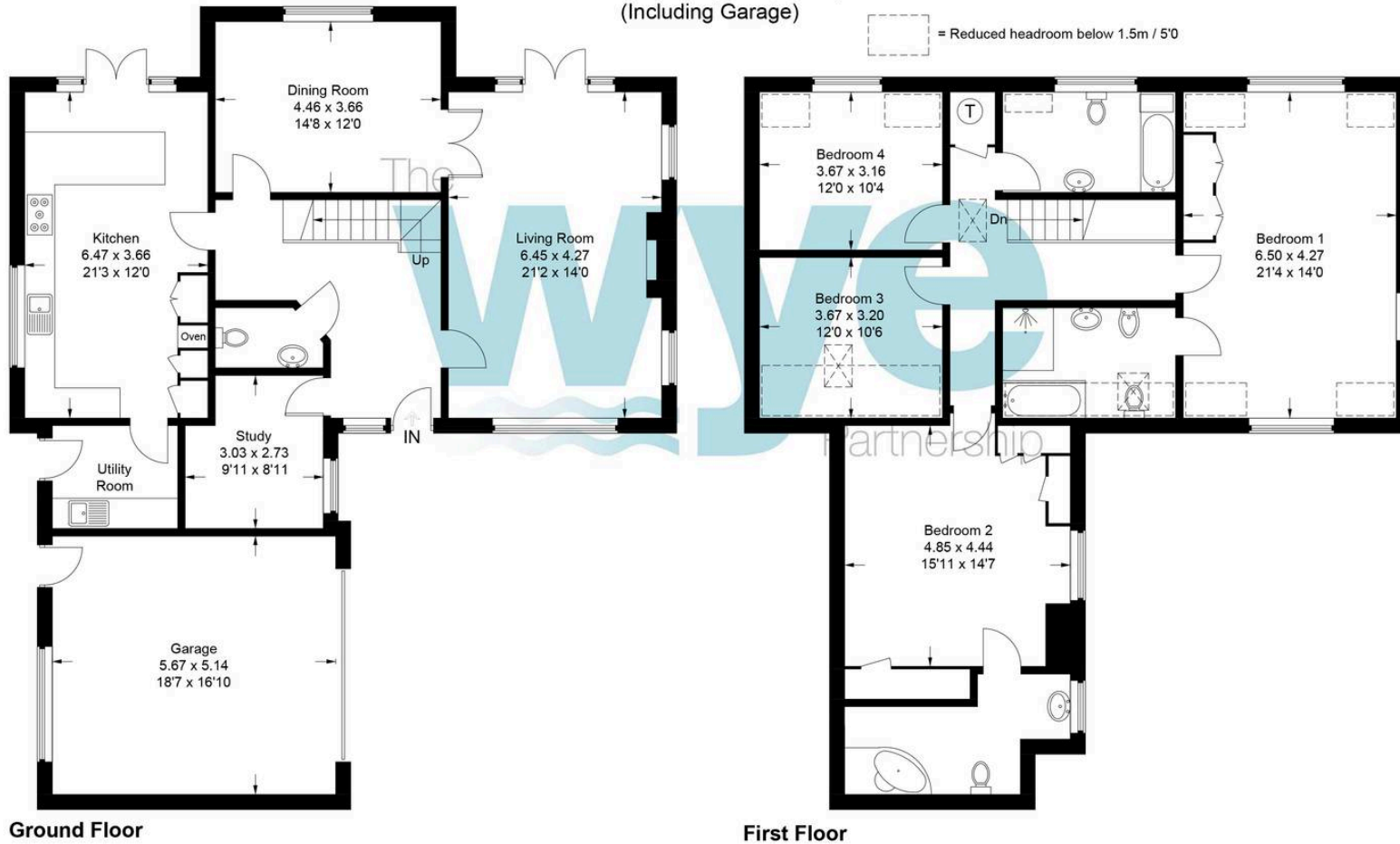
Spacious four bedroom detached home in quiet cul-de-sac, with two en-suites, stylish kitchen, study, double aspect lounge, and high-quality finishes near village amenities and Chiltern countryside.

This substantial four bedroom detached family home is situated in a peaceful cul-de-sac, offering a modern lifestyle within easy reach of village amenities, excellent schooling and the scenic Chiltern countryside. Inside, the property boasts four generous double bedrooms, two of which benefit from luxurious en-suite bathrooms, complemented by a stylish family bathroom finished in contemporary tiling. The heart of the home is a high specification kitchen and dining area, featuring sleek matt cabinetry, quality work surfaces, integrated appliances and a breakfast bar, all illuminated by natural light from double doors. A wonderful double aspect lounge provides an inviting retreat, while the separate dining room is ideal for formal entertaining. For those working from home, a dedicated study offers a quiet space for productivity. Quality flooring runs throughout, evident in the large, welcoming entrance hall, with plush carpeting in the bedrooms. The property is finished to a high standard, with attention to detail evident in the choice of fixtures and fittings, creating a welcoming and sophisticated environment for family living and entertaining alike.



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Approximate Gross Internal Area  
Ground Floor = 131.4 sq m / 1,414 sq ft  
First Floor = 115.2 sq m / 1,240 sq ft  
Total = 246.6 sq m / 2,654 sq ft  
(Including Garage)



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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