



**1 Parkside, Walters Ash**

Guide Price **£750,000**

# 1 Parkside

Walters Ash, High Wycombe

- Large detached chalet bungalow in secluded cul-de-sac
- Requires updating, opportunity to improve and extend SSTP
- Generous level plot of approx. 3/4 acre
- Property has experienced subsidence in the past
- Four double bedrooms, three to first floor, one on ground floor
- The area was formerly an area of local clay brickworks

Walters Ash is located high in the Chiltern Hills, surrounded by beautiful countryside. There is a good range of facilities for day to day needs plus an excellent bus service. There are numerous country walks and bridleways through the area. For a more comprehensive range of facilities the town of High Wycombe lies 4 miles distant, providing access to the M40 motorway and then the M25 network. Rail links can be reached from High Wycombe, Saunderton (3 miles) and Princes Risborough (5 miles). \*\*\*\*\*SCHOOL CATCHMENT: Primary- Naphill and Walters Ash combined school Boys' grammar- The Royal Grammar School, John Hampden Grammar School, Aylesbury Grammar School Girls' grammar - Aylesbury High School, Wycombe High School Upper school- The Princes Risborough secondary school. (we recommend you check availability at individual schools)

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:



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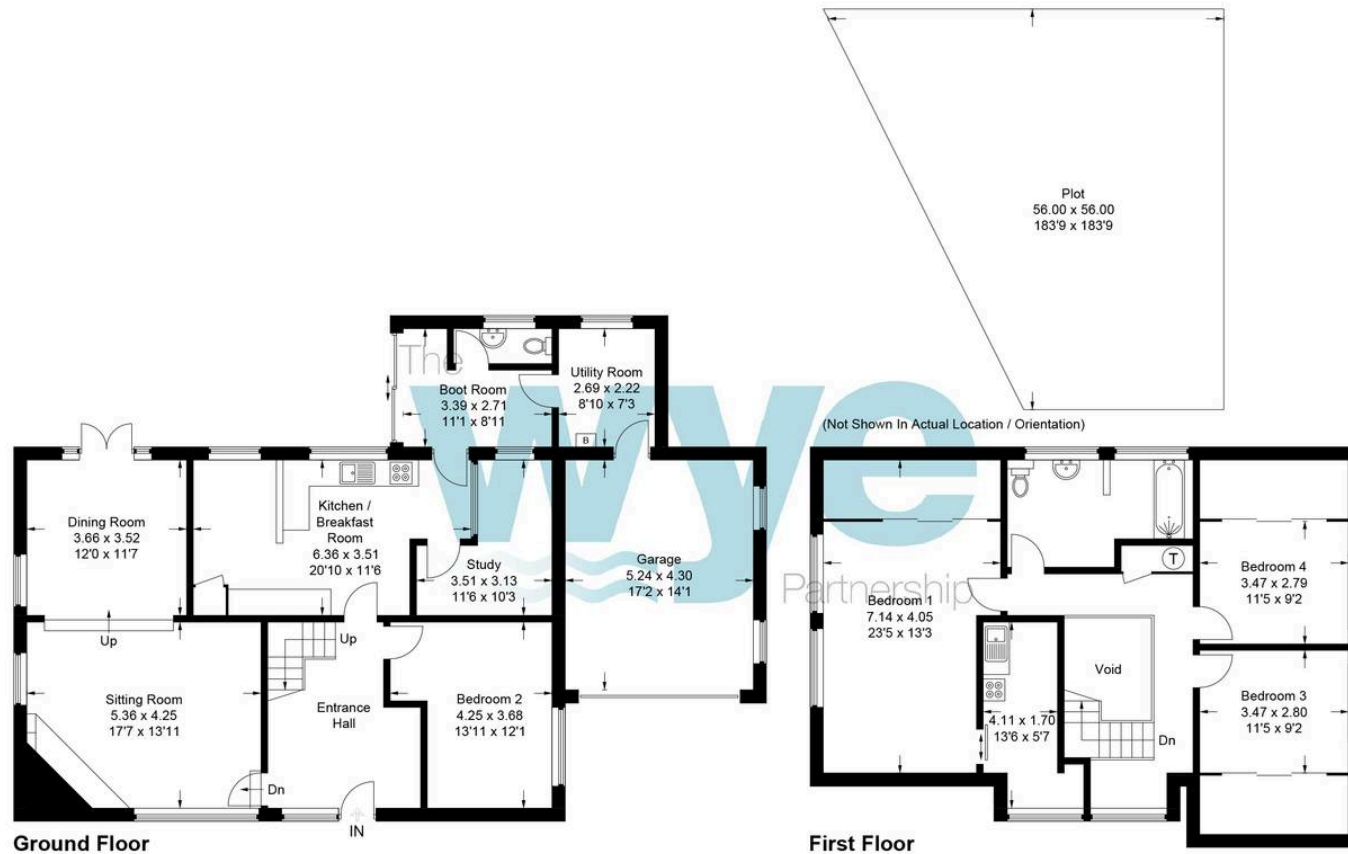
Unique opportunity to acquire a substantial property on a generous plot, with huge scope for improvement and extending. With 2,400 sq ft of accommodation, sitting in the middle of a plot over 3/4 acre, in this popular small cul-de-sac.

Nestled within a peaceful and highly sought-after cul-de-sac, this substantial four-bedroom detached chalet bungalow offers a rare opportunity to acquire a home of impressive proportions on a generous level plot of approximately three-quarters of an acre. The property presents a versatile layout, with three spacious double bedrooms on the first floor and a further double bedroom conveniently located on the ground floor, ideal for guests or multi-generational living. The generous lounge, filled with natural light, flows seamlessly into a formal dining room, creating an inviting space for entertaining. The kitchen diner offers ample room for family gatherings, and features classic cabinetry that could be updated to suit modern tastes. Additional ground floor highlights include a study, utility room, and a practical boot room, providing ample storage and flexibility for family life. The property requires updating throughout, presenting a fantastic opportunity for buyers to improve and extend (subject to planning permission). Much of the area was historically an area of clay, brickworks and the property did experience a sink hole and subsidence to the front of the property some years ago.



# Mellow Mere

Approximate Gross Internal Area  
Ground Floor = 137.5 sq m / 1,480 sq ft  
(Including Garage)  
First Floor = 89.3 sq m / 961 sq ft  
(Excluding Void)  
Total = 226.8 sq m / 2,441 sq ft



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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## The Wye Partnership Naphill

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