



Connells

Sawpit Hill
Hazlemere High Wycombe



Property Description

Situated in the highly desirable Hazlemere area, this link-detached home offers exceptionally versatile living, currently arranged as a spacious five-bedroom family residence. A generous driveway provides ample off-street parking for multiple vehicles.

Inside, a welcoming entrance hall leads to well-designed ground floor accommodation. The kitchen/dining room is fitted with a range of wall and base units and flows through to a superb reception room, where bi-fold doors open onto the large rear garden—ideal for indoor-outdoor living. A utility room and cloakroom add practicality, while two ground-floor bedrooms offer flexibility for guests, multi-generational living, or home office use.

Upstairs, the property features a well-proportioned principal bedroom with ensuite, two further bedrooms, and a contemporary family bathroom.

Externally, the property benefits from a substantial enclosed rear garden with a patio for entertaining, steps leading to a lawn, and a garden room—perfect as a studio, office, or hobby space. Additional features include gas central heating, double glazing, and underfloor heating to the kitchen and main reception room.

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)

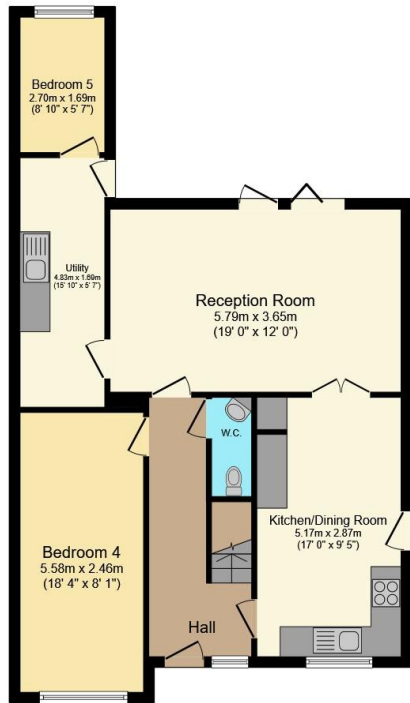
Bathroom

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

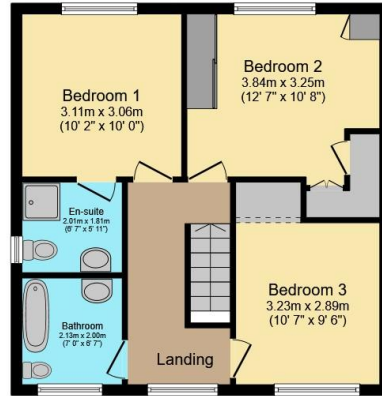
Garden Room

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

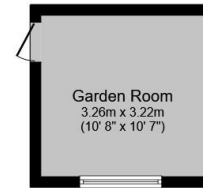




Ground Floor



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



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

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Tenure: Freehold



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