



Fairmead, Rayners Avenue, Loudwater

£850,000



## Fairmead, Rayners Avenue, Loudwater

- Impressive four-bedroom detached bungalow
- Generous single-level living accommodation
- Indoor heated swimming pool
- Approximately 200 ft rear garden
- Self-contained garden house
- Potential for additional rental income
- Fitted kitchen with integrated appliances
- Private driveway with parking for multiple vehicles
- Excellent access to the M40, High Wycombe & Beaconsfield

Situated in the sought-after location of Rayners Avenue in Loudwater, Fairmead is an impressive and versatile four-bedroom detached bungalow, offering generous living accommodation, excellent leisure facilities and a range of features that make it an ideal family home.

Ideally positioned for Junction 3 of the M40, the property is also within easy reach of High Wycombe town centre and railway station, as well as the sought-after town of Beaconsfield, making it particularly convenient for commuters and families alike.





The accommodation includes a generous living room, providing an excellent space for relaxing with family, while the separate dining room/sitting room offers further flexibility and is ideal for entertaining. The modern kitchen is well equipped with a range of contemporary appliances and provides a practical and stylish space for everyday living.

The bungalow offers four well-proportioned bedrooms, including a principal bedroom with its own en-suite shower room, together with a family bathroom. The single-level layout provides excellent flexibility and accessibility, with ample storage throughout.

One of the property's most impressive features is the indoor heated swimming pool, offering a fantastic leisure facility that can be enjoyed throughout the year and providing a unique addition to the home.

Externally, Fairmead benefits from an approximately 200 ft rear garden, providing a substantial amount of outdoor space with plenty of room for entertaining, family activities and outdoor dining. The garden also features a self-contained garden house currently used as an Airbnb, offering versatile additional accommodation for guests or family members, as well as the potential to generate supplementary income.





To the front, the property benefits from a well-maintained garden and private driveway providing off-road parking for multiple vehicles.

Further benefits include solar panels, helping to improve the property's energy efficiency and potentially reduce household energy costs.

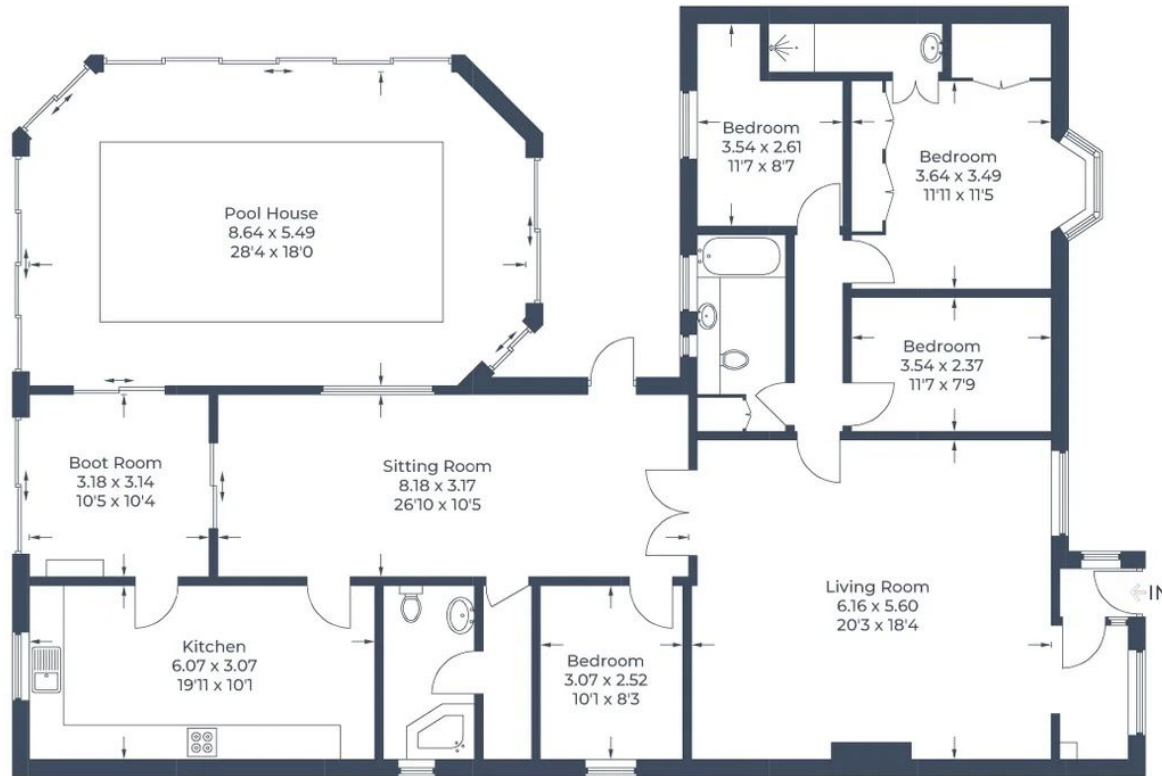
Fairmead is conveniently located for Loudwater Combined School, High Wycombe town centre and a range of local amenities. High Wycombe railway station is just a short drive away, providing direct rail services into London, while the nearby M40 offers excellent road connections towards London, Oxford and the wider motorway network.

A substantial and highly versatile four-bedroom detached bungalow, Fairmead combines generous single-level accommodation with an impressive indoor swimming pool, extensive gardens and valuable additional accommodation, all in a highly convenient Buckinghamshire location.

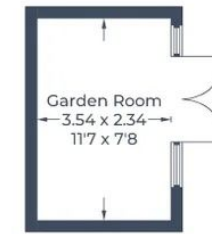


| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         | 97        |
| (81-91) B                                   |                         |           |
| (69-80) C                                   | 76                      |           |
| (55-68) D                                   |                         |           |
| (39-54) E                                   |                         |           |
| (21-38) F                                   |                         |           |
| (1-20) G                                    |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |

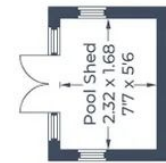
Approximate Gross Internal Area  
 Ground Floor = 209.8 sq m / 2,258 sq ft  
 Garden House = 31.6 sq m / 340 sq ft  
 Garden Room / Pool Shed = 12.2 sq m / 131 sq ft  
 Total = 253.6 sq m / 2,729 sq ft



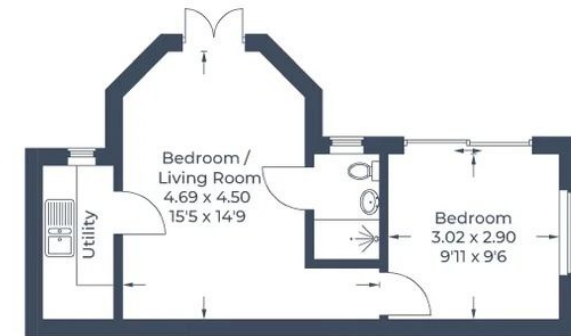
**Ground Floor**



(Not Shown In Actual Location / Orientation)



(Not Shown In Actual Location / Orientation)



**Garden House** (Not Shown In Actual Location / Orientation)

Illustration for identification purposes only,  
 measurements are approximate, not to scale.

© CJ Property Marketing

**Call 01628 876333 or email [hello@barrettmove.co.uk](mailto:hello@barrettmove.co.uk)**

42 Marlow Bottom, Marlow, Bucks, SL7 3NB

Barrett Move is a trading name of Barrett Move Limited, company registration number 13029724.