



Property Features

- Rarely available and well maintained Edwardian town house
- Arranged over four floors with flexible family accommodation
- Living/dining room with bay window, high ceilings and feature fireplace
- Kitchen/breakfast room with utility area on the
- Private courtyard garden ideal for outdoor entertaining
- Off-road parking for two cars with EV charging point
- Double glazing and gas radiator central heating
- Moments from The Rye and Wycombe Lido, with the train station and M40 close by

Full Description

A rarely available and beautifully maintained Edwardian town house, superbly positioned just moments from The Rye and within an approximate 10-minute walk of High Wycombe Train Station. Arranged over four floors, this characterful home combines period charm with modern convenience, benefiting from off-road parking, an EV charging point and a private courtyard garden ideal for entertaining.

The property is approached via an entrance porch which leads into a welcoming entrance hall. On the ground floor there is a contemporary cloakroom and oak doors opening into the impressive living/dining room. This elegant space enjoys a bay window to the front, double doors opening onto the rear garden, high ceilings typical of the Edwardian era, wood flooring and a feature fireplace, creating a warm and inviting room for both everyday living and entertaining.

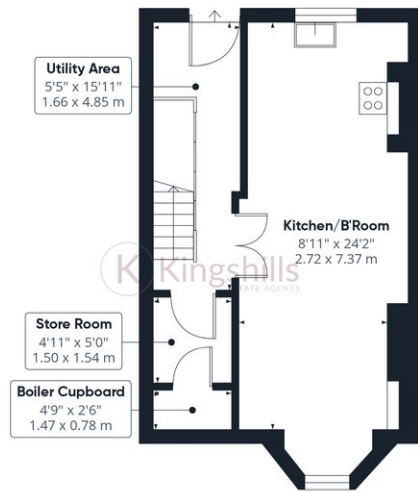
The lower ground floor provides excellent additional living space, comprising a utility area with a door to the outside and access to the kitchen/breakfast room. The kitchen is fitted with wooden units and integrated appliances and retains what is believed to be the original tiled floor, adding to the home's period appeal. There is also a large storage cupboard and a separate boiler room on this level.

On the first floor are two bedrooms, with the principal bedroom featuring fitted wardrobes and a bay window to the front aspect. These rooms are served by a modern bathroom suite. The second floor offers two further well-proportioned double bedrooms along with an additional modern bathroom, making this an ideal family home or flexible space for guests and home working.

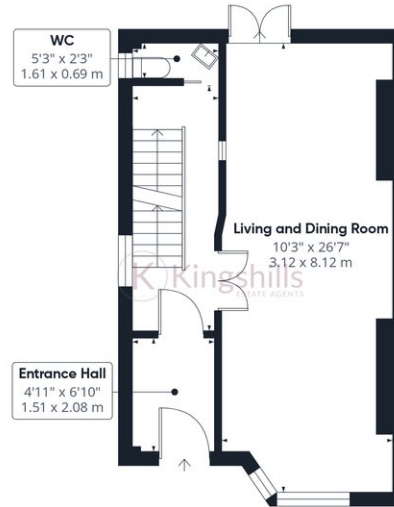
Outside, the rear garden is designed for low maintenance and outdoor enjoyment, being mainly laid to patio with attractive flower and shrub borders. A wooden pergola leads through to a charming outdoor bar area and a further patio beyond, all providing excellent spaces for entertaining. To the front of the property there is off-road parking for two vehicles along with an EV charging point.



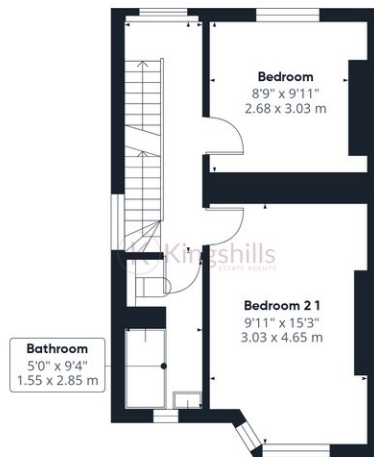




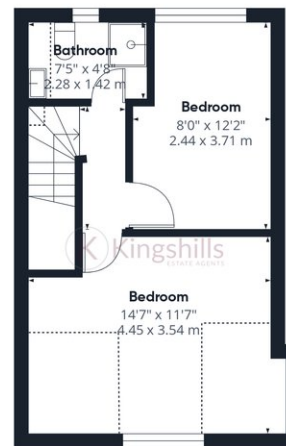
Ground Floor



Floor 1



Floor 2



Floor 3



Approximate total area⁽¹⁾

1355 ft²
126 m²

Reduced headroom

67 ft²
6.3 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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