



# Hill Cottage Plomer Hill

High Wycombe, High Wycombe

- Imposing Detached Family Home Built In 2021
- Beautifully Presented Throughout
- Enjoying Superb Views Over Surrounding Countryside
- Stunning Open Plan Kitchen/Living/Dining Room
- Cloakroom, Sitting Room, Study, Utility Room,
- Four Double Bedrooms, En-Suite + Dressing Room To Master, Family Bathroom
- Detached Garage Plus Extensive Driveway Parking
- Large Landscaped Gardens With Gazebo

A short walk to Downley Village, close to 'The Common' local shops, public houses and highly regarded schools. Convenient also for High Wycombe town centre and a whole host of amenities to include; mainline railway station (with 25-minute trains to London), large supermarkets, department stores, restaurants, hospital, cinema and bowling alley. The renowned Hughenden Park, Hughenden Manor and the National Trust village of West Wycombe are all close by.

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: B

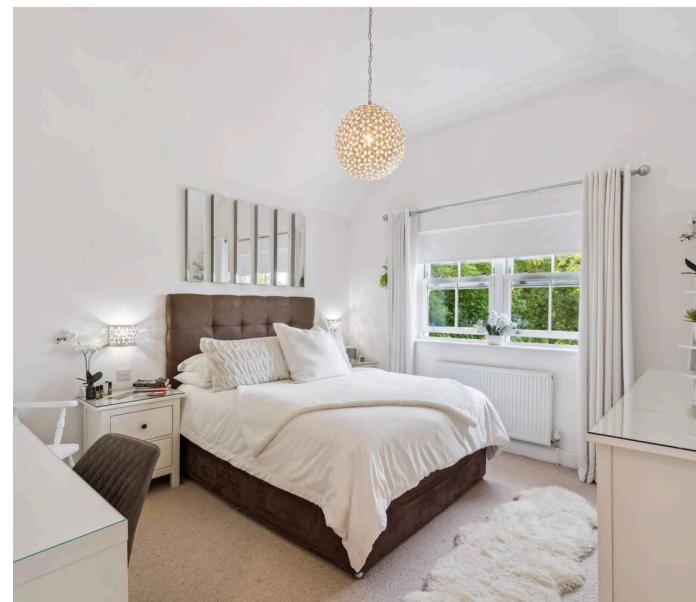
EPC Environmental Impact Rating:



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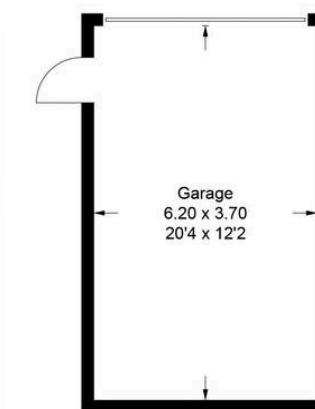
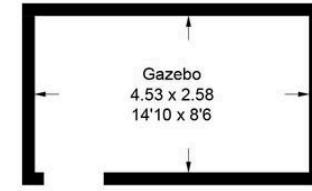
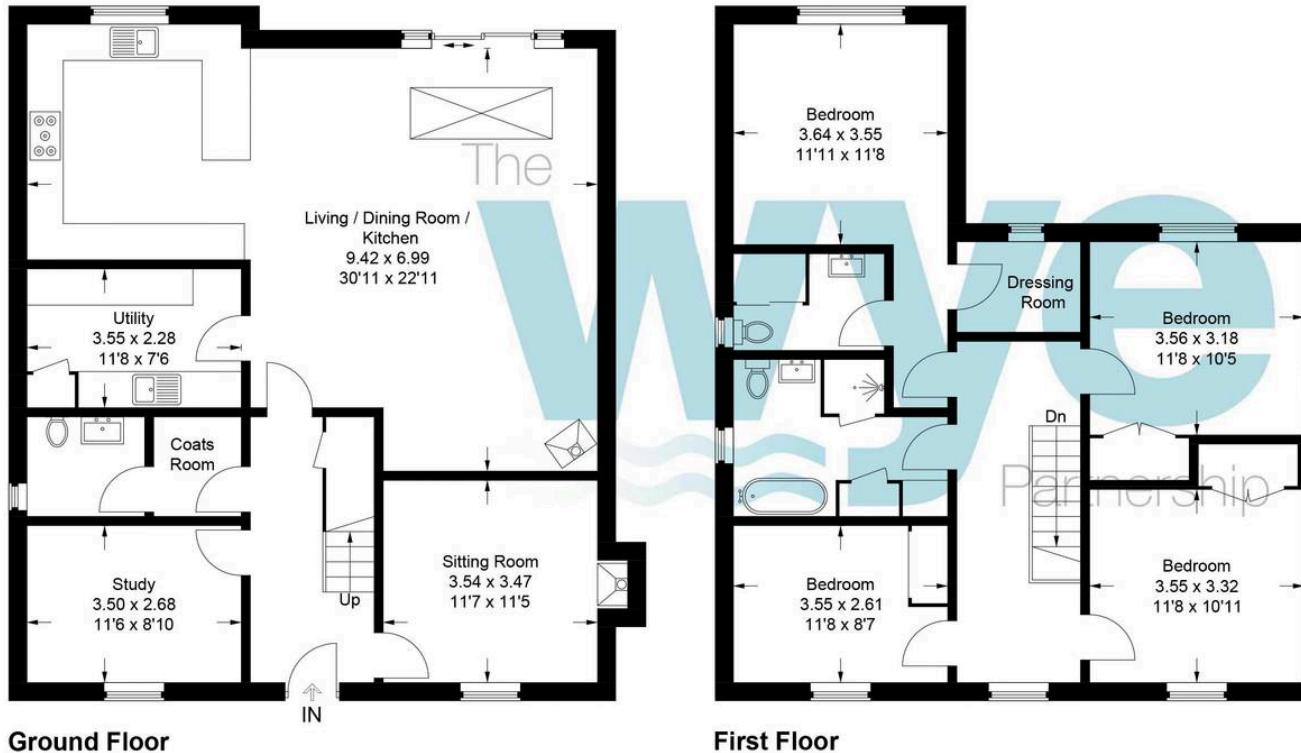
A stunning detached family home built in 2021 to a high standard with almost 2000 square feet of living accommodation. Situated in a highly desirable location complemented by good size landscaped gardens that enjoy superb views over surrounding countryside. Accommodation is well balanced comprising hallway, cloakroom, sitting room, study, a magnificent open plan living/kitchen/dining room with a number of integrated appliances and a separate utility room. To the first floor there are four good size double bedrooms with an en-suite shower room to the master bedroom with a walk-in wardrobe and a separate family bathroom. Hill Cottage is gated to the front with an extensive gravelled driveway that provides off-road parking for several vehicles, with a detached double garage with roller shutter door and electric charging point. Magnificent rear gardens with landscaped terraces to include a gazebo with two outside heaters, light and power, pergola and expansive lawn.



# Hill Cottage

Approximate Gross Internal Area

Ground Floor = 101.4 sq m / 1,091 sq ft  
First Floor = 81.8 sq m / 880 sq ft  
Garage / Gazebo = 34.8 sq m / 374 sq ft  
Total = 218.0 sq m / 2,345 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 High Wycombe

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