



**4 Gardener Walk, Holmer Green, Buckinghamshire, HP15 6TX - £875,000**



*A spacious, four bed, detached home situated on a private cul-de-sac in the much sought after village of Holmer Green, close to good schools and local amenities. No onward chain.*

This impressive, four-bedroom, detached family house is situated on a sought-after private road, is offered to the market with no onward chain and is presented as an excellent opportunity for those seeking a spacious and versatile home. The property is beautifully arranged to provide generous accommodation throughout, featuring four well-proportioned double bedrooms, including a principal bedroom with a walk-in wardrobe and stylish ensuite, as well as a second ensuite to the guest bedroom. A contemporary family bathroom fitted with a four-piece suite serves the remaining bedrooms, while a convenient cloakroom is located on the ground floor. There is a large welcoming entrance hall with coat cupboard, and the living spaces are thoughtfully designed, comprising a bright and welcoming large living room and a versatile dining or family room, perfect for both entertaining and every-day family life. The open plan kitchen/breakfast room is fitted with shaker style cabinets and integrated appliances, plus there is a utility room, which provides additional storage and laundry facilities. There is a private garden to the rear, which is mainly laid to lawn with an initial patio and gated side access. The property benefits from double glazing and gas central heating throughout. Practical features include block paved driveway parking for multiple vehicles and a part garage (part converted into the utility room), ideal for storage. This attractive, detached house combines modern comforts with a flexible layout, set in a peaceful and exclusive cul-de-sac location. This home is located within the village of Holmer Green within easy reach of local amenities, reputable schools, and transport links, making it an ideal choice for buyers seeking both privacy and convenience. Viewing this property is highly recommended to fully appreciate the quality and space this exceptional property has to offer.

## Key Features

- Detached Family Home
- No Onward Chain
- Located On A Private Road
- Living Room
- Dining/Family Room
- Open Plan Kitchen/Breakfast Room
- Cloakroom
- Utility Room
- Four Double Bedrooms
- Walk-In Wardrobes
- Two En-Suites
- Family Bathroom
- Private Garden
- Driveway Parking
- Part Garage
- Gas Central Heating
- Double Glazing





## Location

Superbly located in the heart of the village where there is a local village hall, pubs, children's playground, sports club and the local Common, providing a friendly, local community. The property is within walking distance of the local village shops and amenities, which include a convenience store and pharmacy. There is also an extensive range of shops at the nearby Park Parade in Hazlemere. There are also good schools for children of all ages and catchment for the excellent Grammar and High Schools. There is a local bus service running through the village and there are three M40 access points within a 10/15 minute drive with easy access to the M25 and M40. There is also access to fast trains into London from High Wycombe (3 miles) Great Missenden (3 miles) and nearest London Underground station Amersham (4 miles). The property also benefits from the beautiful, Buckinghamshire countryside nearby.

**Council Tax band: G**  
**Tenure: Freehold**  
**EPC: C**



## Directions

From the Hazlemere office of The Wye Partnership, leave the crossroads along the Holmer Green Road and at the mini roundabout take the second exit and ascend Sawpit Hill. At the brow of the hill turn right into Wycombe Road, continuing as it turns into Browns Road and take the second turning right into Copners Drive. Continue along and take the first turning left into Gardener Walk and the property can be found approximately halfway down on the right hand side.

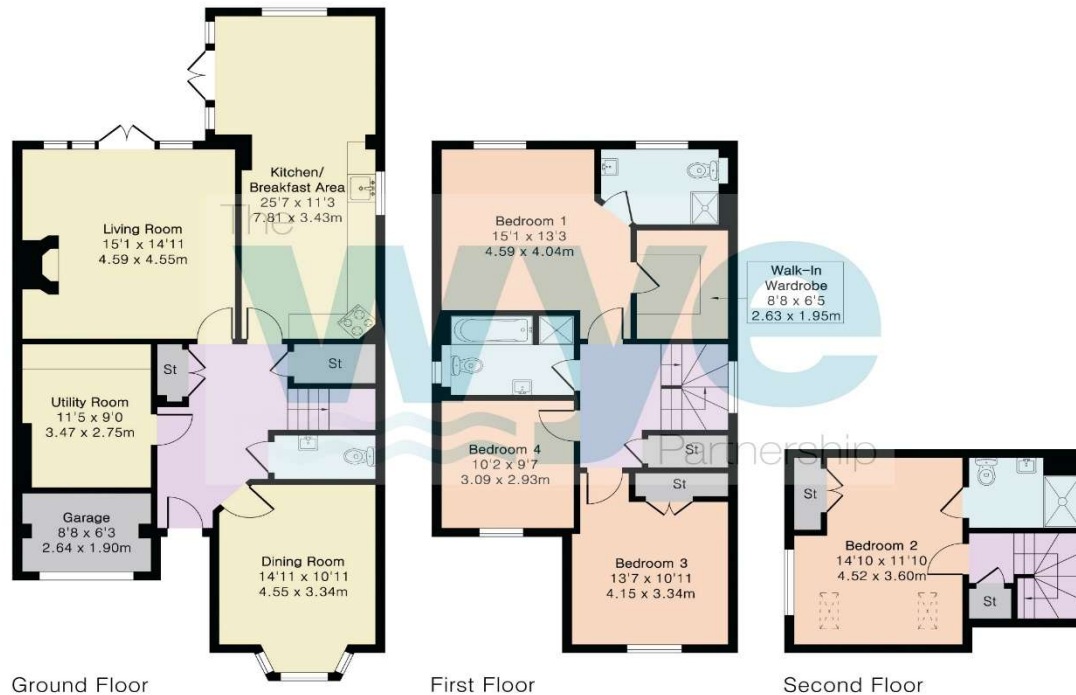
**Approximate Gross Internal Area 1931 sq ft - 180 sq m  
(Excluding Garage)**

Ground Floor Area 945 sq ft – 88 sq m

First Floor Area 705 sq ft – 66 sq m

Second Floor Area 281 sq ft – 26 sq m

Garage Area 56 sq ft – 5 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

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The **wye** Partnership