

A large, two-story brick house with a dark grey tiled roof and a prominent sunburst effect in the sky. The house features a two-car garage with white doors on the left, a central arched entrance, and several windows with diamond-patterned glass. The foreground shows a paved driveway and a lawn with some fallen leaves.

# Fords.

SALES | LETTINGS | NEW HOMES

Daws Hill Lane, High Wycombe, HP11 1PW



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**£4,300 Per month**

A charming five-bedroom detached family home nestled on a generous plot in one of High Wycombe's most prestigious neighbourhoods.

## Description

Positioned on the highly sought-after Daws Hill Lane, this exceptional five-bedroom, three-bathroom home offers an ideal blend of luxury, space, and convenience. Situated on an expansive half-acre plot, the property boasts beautiful front and rear gardens, providing a serene and private setting.

The highlight of the home is the principal bedroom suite, complete with a luxurious ensuite bathroom and a spacious dressing room. The remaining well-appointed bedrooms offer ample accommodation, perfect for families or guests.

A double garage provides secure parking and additional storage, while the prime location ensures easy access to highly regarded Grammar Schools and local amenities. This distinguished property presents a rare opportunity to reside in a home of such calibre.

## Situation

Situated in a prime location, residents can enjoy easy access to a plethora of leisure and entertainment facilities, including the Marlow Hill sports centre and the Handy Cross multi-screen cinema complex. High Wycombe's new centre, Eden, further enhances the local lifestyle with its array of leisure and shopping amenities, including a 12-screen cinema, a 22-lane bowling alley, various restaurants, and popular high street shops.

For commuters, the Chiltern Line offers a regular rail service to London Marylebone from High Wycombe station, completing the journey in approximately 25 minutes. Junction 4 of the M40 motorway provides convenient access to London and the M25. The region is renowned for its excellent state and private education options, including prestigious institutions such as The Royal Grammar School, Wycombe High School, John Hampden, Wycombe Abbey, and St Michael's Catholic School.



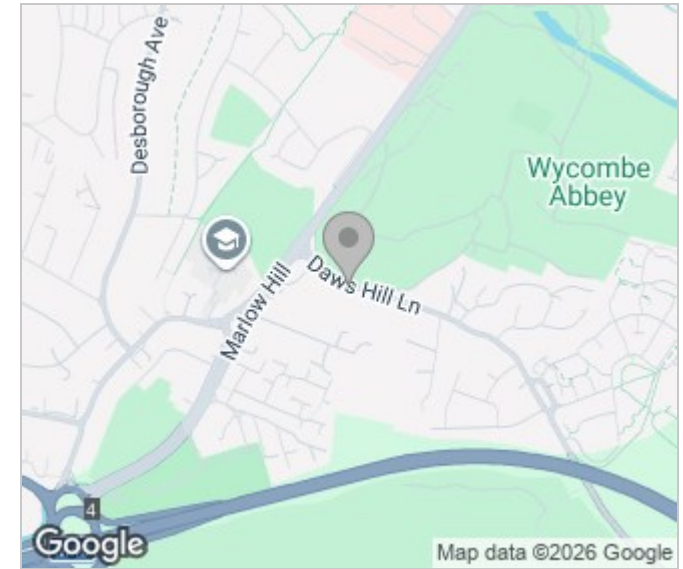
# Floor Plans

## Daws Hill Lane, HP11 1PW

Approximate Gross Internal Area (Excluding Lean To)  
 Ground Floor = 1424 sq ft / 132.3 sq m  
 First Floor = 1398 sq ft / 129.9 sq m  
 Double Garage = 386 sq ft / 35.9 sq m  
 Total = 3208 sq ft / 298.1 sq m

Floor Plan produced for Ford & Partners by Media Arcade ©.  
 Illustration for identification purposes only. Window and door openings are approximate. Whilst every attempt is made to assure accuracy in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

# Area Map



## Energy Performance Graph

### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>72</b>
(55-68) <b>D</b>	<b>63</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	