Kingshills
ESTATE AGENTS

01494 939868
hello@kingshills.co.uk
kingshills.co.uk







56A Littleworth Road, Downley, High Wycombe, Buckinghamshire, HP13 5UY

Asking Price | £2,300

Property Features

· Beautiful Three-Bedroom Home in The Sought-After Village Of Downley

· Direct Access From The Garden to National Trust Woodland

· Within Walking Distance Of Downley Common, Local Amenities and the Village School

· Bright and Spacious Living Room with Velux Windows and Bi-Fold Doors Opening Onto the Terrace

· Modern Kitchen and Breakfast/Dining Room

· Flexible Home Office/Guest Bedroom

· Three Double Bedrooms With Fitted Storage, Including Principal Bedroom with En-Suite

· Parking For Two Cars and EV Charging Point

· Available Mid-January, Part Furnished

· EPC Rating B / Council Tax Band D

Full Description

A rare opportunity to rent a beautiful three-bedroom home in the highly sought-after village of Downley, offering spacious and contemporary living with an exceptional countryside setting.

Located on Littleworth Road, the property is within walking distance of Downley Common and enjoys the very special benefit of backing directly onto National Trust woodland, with private access through a gate at the end of the garden. A wonderful setting for families and anyone who enjoys countryside walks, outdoor living and being surrounded by nature.

The house offers a warm welcome, with a spacious entrance hall leading through to a bright and inviting living room. Velux windows draw in an abundance of natural light, while bi-fold doors open directly onto the terrace. Underfloor heating throughout the ground floor adds an extra level of comfort.

The modern kitchen and breakfast/dining room is another fantastic space within the home. Light, spacious and welcoming, it is perfectly suited to everyday family life and entertaining.

Also on the ground floor is a versatile office/guest bedroom, featuring a cleverly designed Study Bed unit. This allows the room to transform effortlessly from a practical home office into a comfortable bedroom. A downstairs WC and additional storage complete the ground floor.

Upstairs, there are three generous double bedrooms, all with fitted storage. The principal bedroom benefits from an en-suite shower room and lovely views, while a separate family bathroom serves the remaining bedrooms.

Outside, the property benefits from parking for two cars and an EV charging point.

Downley is a wonderful place to call home, particularly for families, with a strong community feel, excellent schooling, local amenities and beautiful open spaces all close by. The nearby Common and surrounding National Trust countryside offer endless opportunities for walking, exploring and enjoying the outdoors. Despite its peaceful village setting, the property is well connected, with easy access to the M40 and High Wycombe train station, providing convenient links into London and beyond.

Available from mid-January and offered on a part-furnished basis, with the beds and Study Bed unit remaining at the property.

A truly special home in a fantastic location, offering space, flexibility and a wonderful connection to the surrounding countryside.





















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Approximate total area(1)

1236 ft²

114.9 m²

Balconies and terraces

216 ft²

20.1 m²

(1) Excluding balconies and terraces

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

GIRAFFE360

Kingshills Estate Agents
C1C Comet Studios
Amersham
Buckinghamshire
HP7 0PX

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hello@kingshills.co.uk
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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements