



Little Podges Ridge Way, High Wycombe, HP13 5PE  
£850,000

# Little Podges Ridge Way

## High Wycombe

- A Well Kept Individual Detached Family Home
- Boasting 2000 Square feet Of Living Accommodation
- Sought After Location Just A Stones Throw Of The Renown Royal Grammar School
- Cloakroom, Living Room, Dining Room, Conservatory
- Large Open Plan Kitchen/Dining Room, Utility Room
- Five Double Bedrooms, With En-Suite Shower Room To Master And Family Bathroom
- Double Garage Plus Ample Driveway Parking, Good Size Rear Gardens
- Available With No Onward Chain

The property is situated just over 1 mile from the train station and town centre which provides a vast array of shopping facilities, leisure and hospitality venues including Wycombe Swan Theatre. Transport links are excellent. The mainline station has a direct link with London, Marylebone (27 mins) and trains to Oxford, Birmingham, Warwick and Stratford-Upon-Avon. The M40 can be joined at Junction 3 or 4 and the A404 links to the M4. There is a coach terminus with links to the London Airports and other major destinations. The area boasts a selection of some of the best Educational facilities there is to offer with not only state schools but including three Grammar Schools, Wycombe Abbey, The Chalfonts, Godstowe and Crown House.

Council Tax band: G

Tenure: Freehold

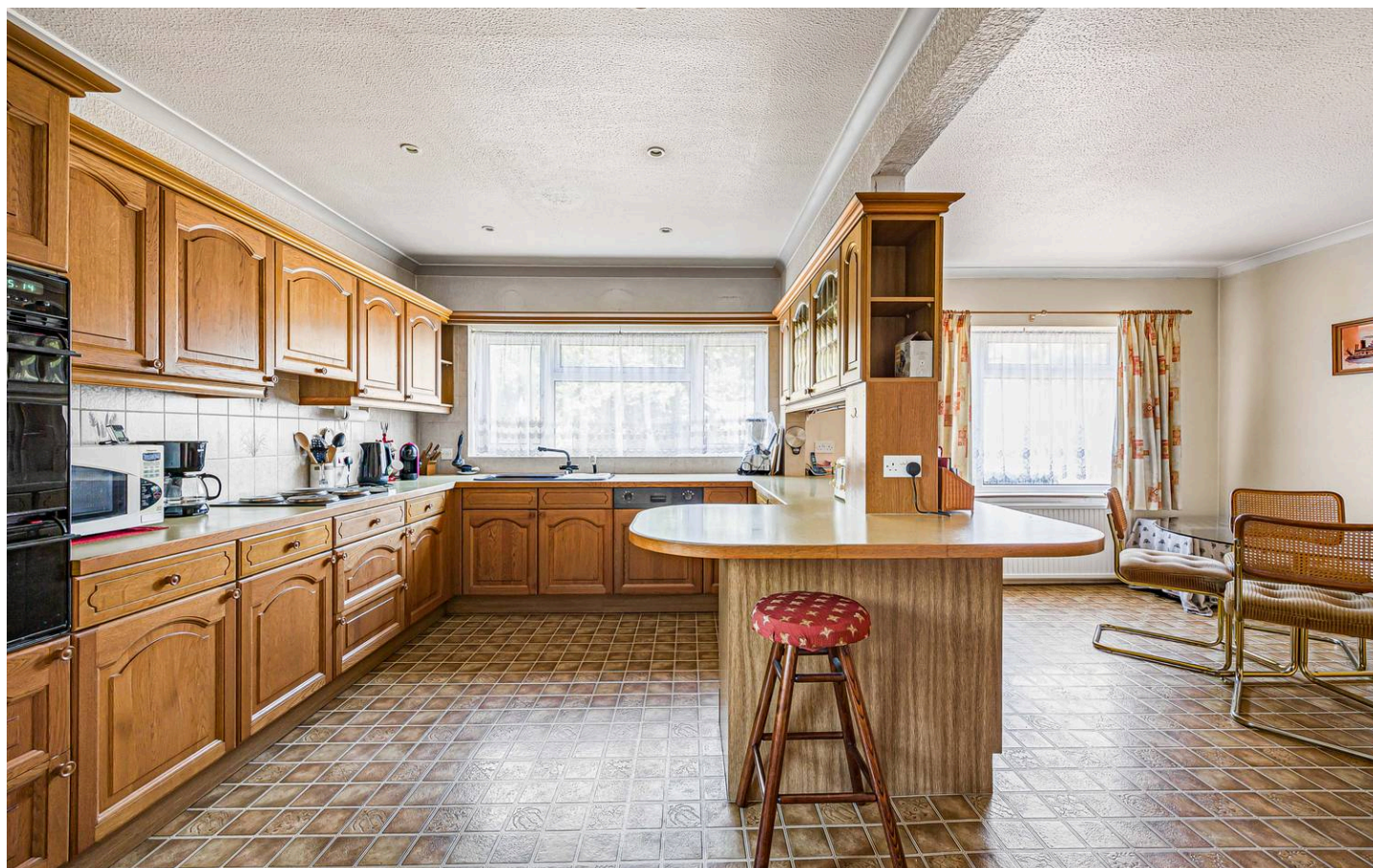
EPC Energy Efficiency Rating: C



# Little Podges Ridge Way

High Wycombe

This impressive five bedroom detached home offers a rare opportunity to acquire a well kept, individual family residence in a highly sought after location, just a stone's throw from the renowned Royal Grammar School. Boasting approximately 2,000 square feet of thoughtfully designed living accommodation, the property features a spacious entrance hall with cloakroom, a bright living room with parquet flooring, a formal dining room, and a generous conservatory that provides flexible family space. The large open plan kitchen and dining area is ideal for both every-day living and entertaining, complemented by a separate utility room for added convenience. Upstairs, five double bedrooms provide ample space for a growing family, with the master bedroom enjoying its own en-suite shower room, in addition to a well-appointed family bathroom. Additional benefits include gas fired central heating to radiators, double glazing, a double garage, ample driveway parking (ideal for multiple vehicles), and good size rear gardens (perfect for relaxation or play). The property is within easy reach of town centre amenities, train station and walking distance of surrounding countryside. Available with no onward chain this presents an excellent opportunity for buyers seeking a swift and uncomplicated purchase in a prestigious setting close to outstanding local amenities and reputable schooling. Early viewing is highly recommended to appreciate the space and quality on offer.

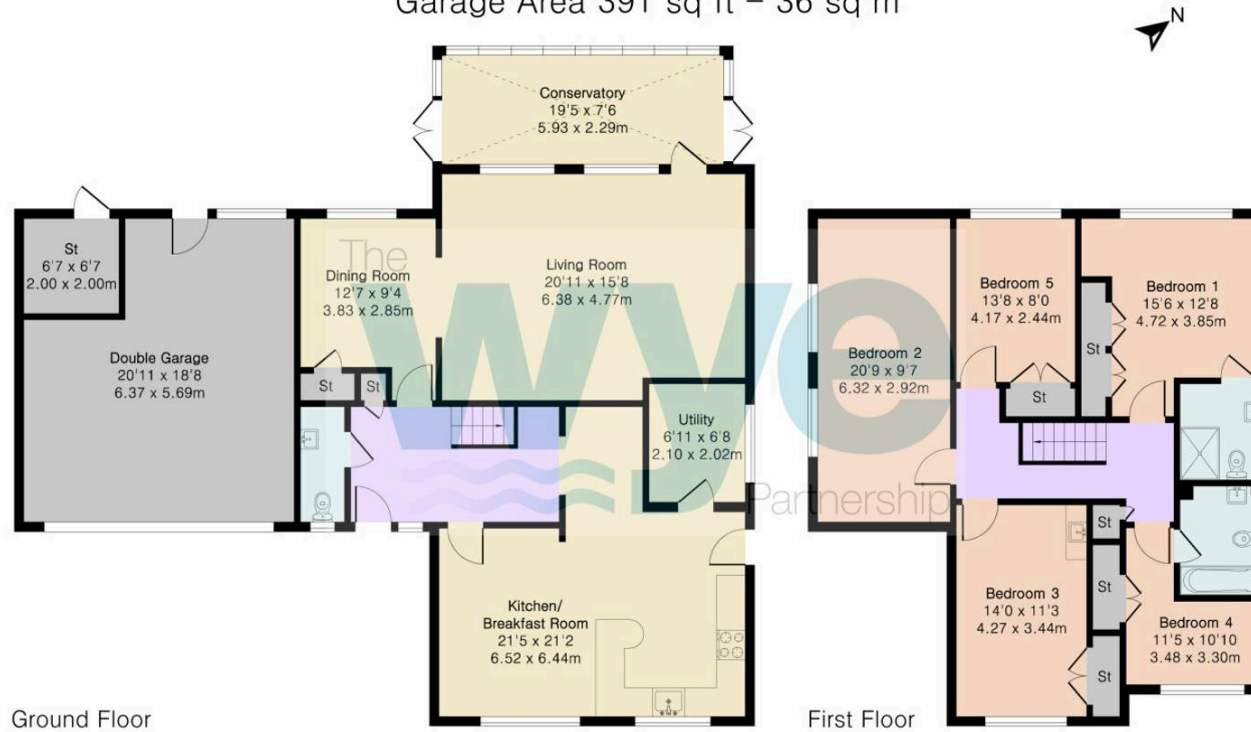


**Approximate Gross Internal Area 2057 sq ft - 191 sq m  
(Excluding Garage)**

Ground Floor Area 1151 sq ft – 107 sq m

First Floor Area 906 sq ft – 84 sq m

Garage Area 391 sq ft – 36 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.

# The Wye Partnership High Wycombe

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