Hurst Estate Agents

Orchard House, Pond Approach, Holmer Green, Buckinghamshire, HP15 6RH

Offers In Excess Of £1,000,000

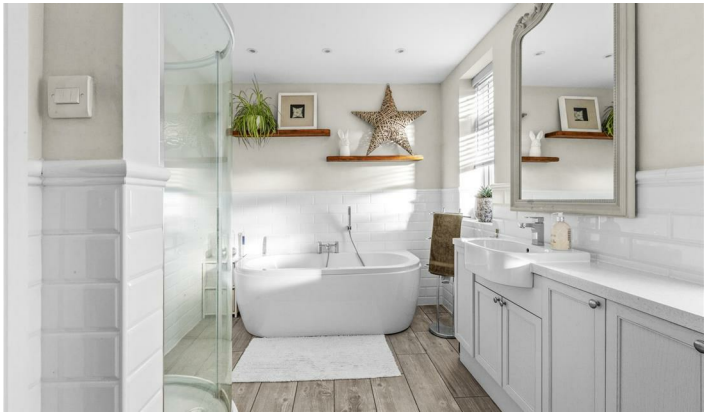
Orchard House, Pond Approach, Holmer Green, Buckinghamshire, HP15 6BU

An impressive and substantial detached six bedroom family home, offering over 2,400 sq ft of well-balanced and versatile accommodation, set in a quiet and sought-after position in the heart of Holmer Green. Approached via a generous private driveway providing off-street parking for multiple vehicles, the property immediately conveys a sense of space and privacy, making it ideal for growing families or those seeking flexible living arrangements. The ground floor is thoughtfully arranged to provide excellent living and entertaining space. At the heart of the home lies a large open-plan kitchen/dining room, complemented by a utility room, downstairs cloakroom, and two separate sitting rooms, creating a versatile layout perfectly suited to both everyday family life and entertaining on a larger scale.

A key feature of this property is its two-storey, one-bedroom self-contained annex, which includes a kitchen, cloakroom, sitting room, double bedroom, and shower room, providing excellent flexibility for multi-generational living, guest accommodation, or potential rental use. The property further includes; UPVC double glazing, private rear garden, and gas central heating. An internal viewing is highly advised to fully appreciate the quality, layout, and versatility of this exceptional home.

Holmer Green is a highly sought-after village on the outskirts of High Wycombe, offering a range of shops, cafes, pubs, and good local schools. With easy access to the M40 and the town centre, it combines convenient commuting with the charm of village life and nearby countryside for walking and outdoor activities.

- EXTENDED SIX BEDROOM DETACHED HOME
- INCLUDING TWO STOREY ANNEXE
- LARGE DRIVEWAY
- SOUGHT-AFTER LOCATION
- OVER 2400 SQ FT OF LIVING ACCOMMODATION
- THREE RECEPTION ROOMS
- THREE BATHROOMS & TWO FURTHER W/C'S
- AMPLE PARKING FOR MULTIPLE CARS
- EXTREMELY SECLUDED FEEL IN POPULAR LOCATION
- INTERNAL VIEWING STRONGLY ADVISED



Pond Approach

Approximate Gross Internal Area
Ground Floor = 1324 sq ft / 123.0 sq m
First Floor = 1108 sq ft / 102.9 sq m
Total = 2432 sq ft / 225.9 sq m

Floor Plan produced for Hursts 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.

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The Property Misdescriptions Acts 1991. Hurst Estate Agents have not tested any apparatus, equipment, fixture and fittings or services and cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of the property are based on information supplied by the seller. Hurst Estate Agents has not had sight of the title documents. A buyer is advised to obtain verification from their solicitor.

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