



# Fords.

SALES | LETTINGS | NEW HOMES

Lucas Road High Wycombe Buckinghamshire HP13 6QG



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**Offers in the region of £1,199,999**

An unique opportunity to purchase a large residence boasting 4,450 SQFT of accommodation situated on one of High Wycombe's most prestigious roads with over 100 feet of frontage.

## Description

Rectory House is positioned in the Amersham Hill Conservation Area and sits on a 0.33 acre plot with a south facing rear garden. The accommodation comprises of 7 bedrooms, 5 bathrooms, 5 reception rooms and 3 kitchens.

A self-contained annexe comprising of a separate kitchen, reception/dining room, ground floor bedroom with ensuite and a first-floor bedroom with fitted wardrobes. Further features include an office area with a private garden, water fountain and patio.

A second self-contained annexe was constructed above the detached garage and offers an additional bedroom, kitchen, shower room and reception room with a private decked area.

Rectory House is approached through an electric gate with the driveway to your left. The mature plot measures approximately 0.33 acres with over 100 feet of frontage.

Further features include two working fireplaces, secure electric gate, HD video intercom, HD security cameras, sola tubes, electric boiler and two independent satellite systems.

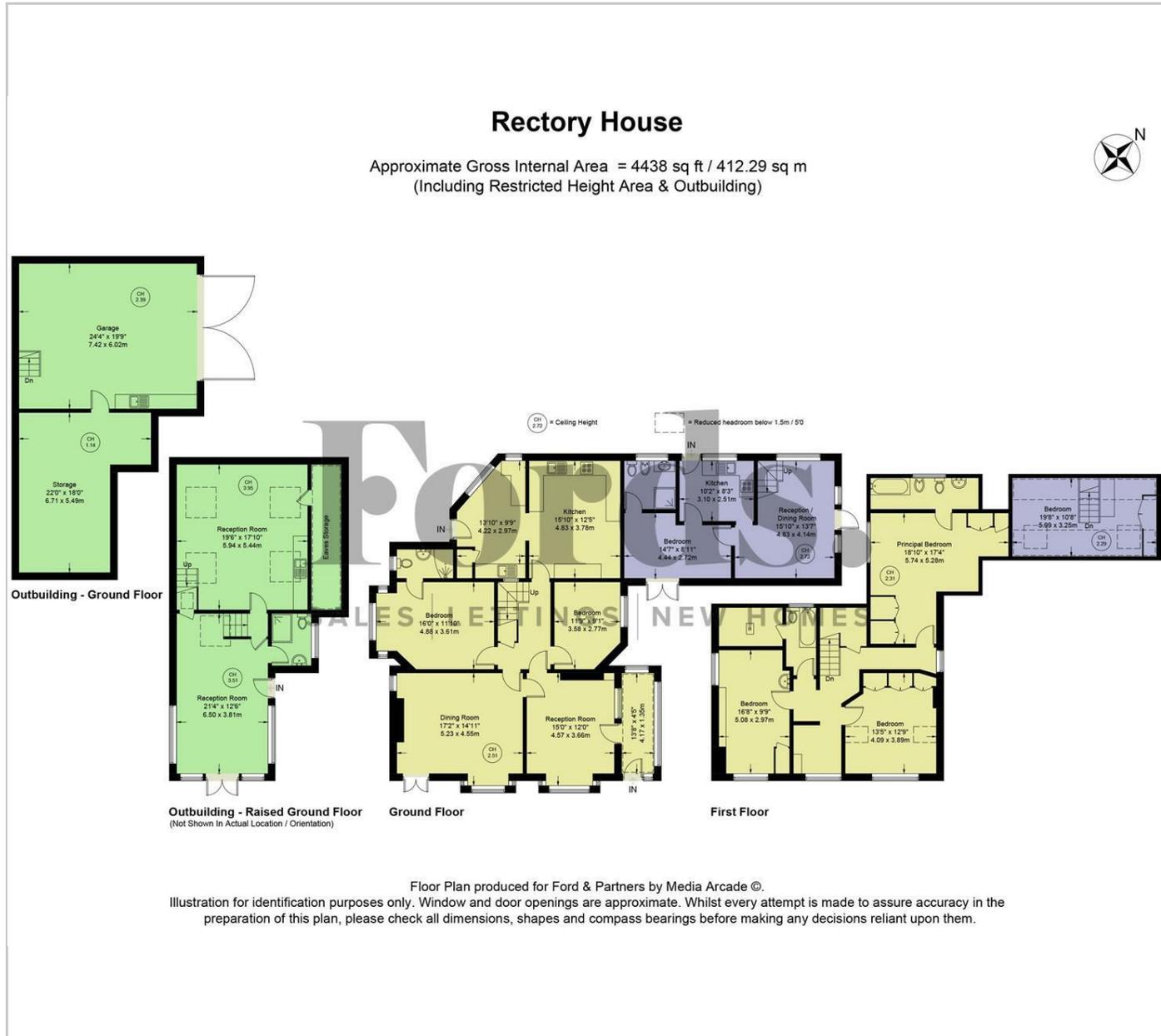
## Situation

Located in an enviable position, within the Chiltern Hills AONB and conveniently located to the countryside of the Thames Valley, the property enjoys views over the surrounding area and is set within a well screened mature plot. Access to the mainline station is approximately a third of a mile with lines to London Marylebone (fastest train approximately 26 minutes), Oxford and Birmingham. The property is also conveniently located to the M40 leading to the M25 and national motorway network and airports.

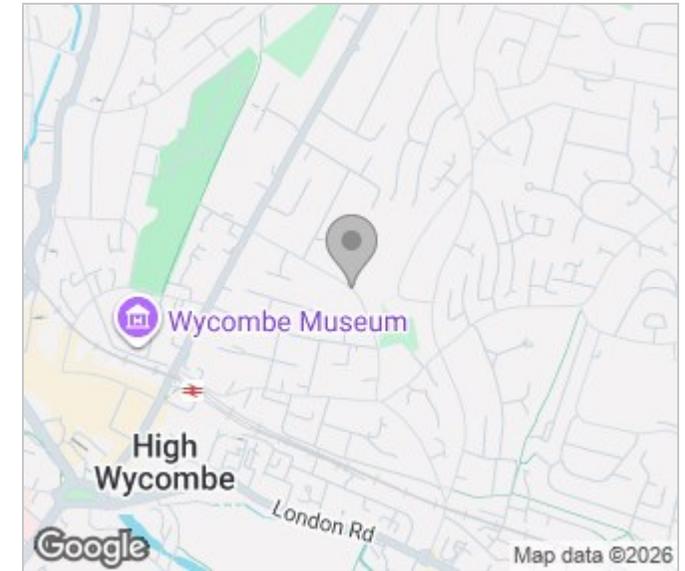
Excellent local schooling is available within the town and local area including several 'outstanding' grammar schools for both boys and girls and within the private sector there is Godstowe, Wycombe Abbey and Pipers Corner. The town of High Wycombe includes a comprehensive range of shopping including the Eden Centre, House of Fraser, John Lewis and Waitrose. Entertainment facilities include cinemas, Wycombe Swan Theatre, sports centre including pool and climbing wall, bowling and various sports clubs including walking, cycling, golf, archery and water sports.



# Floor Plans



# 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>		
(39-54) <b>E</b>	<b>44</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	