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Ferniefields High Wycombe HP12 4SN



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Guide price £650,000

A substantial and versatile three/four bedroom detached home, offering over 2,200 sq ft of accommodation including a beautiful garden, situated in a sought-after residential location.

Description

The property provides spacious and flexible living accommodation throughout, ideal for families or those seeking multi-generational living. Upon entering, you are welcomed into a central hallway giving access to the principal reception spaces. To the front of the property is an elegant bay-fronted reception room, whilst further accommodation on the ground floor includes two double bedrooms and a superb conservatory overlooking the rear garden, providing an excellent entertaining and living space.

The kitchen/dining room is positioned to the rear of the property and offers ample storage and workspace, with direct access to the adjoining utility room and downstairs cloakroom. A large integral garage further enhances the practicality of the home and offers excellent storage or conversion potential, subject to the necessary permissions. To complete this level, there is a modern shower room.

Occupying the first floor is an impressive principal bedroom suite measuring almost 30ft in length, benefiting from a spacious en-suite bathroom and extensive eaves storage.

Externally, the property enjoys a private rear garden, ideal for outdoor dining and entertaining, whilst to the front there is driveway parking and access to the integral garage.

Offering flexible accommodation, generous proportions and excellent potential, this unique home is perfectly suited to growing families and buyers seeking adaptable living space.

Situation

Fernie Fields is a quiet and highly regarded residential development situated to the north-west of High Wycombe town centre, offering a peaceful setting whilst remaining conveniently close to local amenities, excellent transport connections and the popular Squirrel Public House with excellent food and access to woodland.

The area is particularly popular with families and commuters alike, benefiting from easy access to High Wycombe railway station, which provides direct services to London Marylebone in approximately 25 minutes. The nearby M40 motorway (Junction 4) also offers excellent road links to London, Oxford and Birmingham.

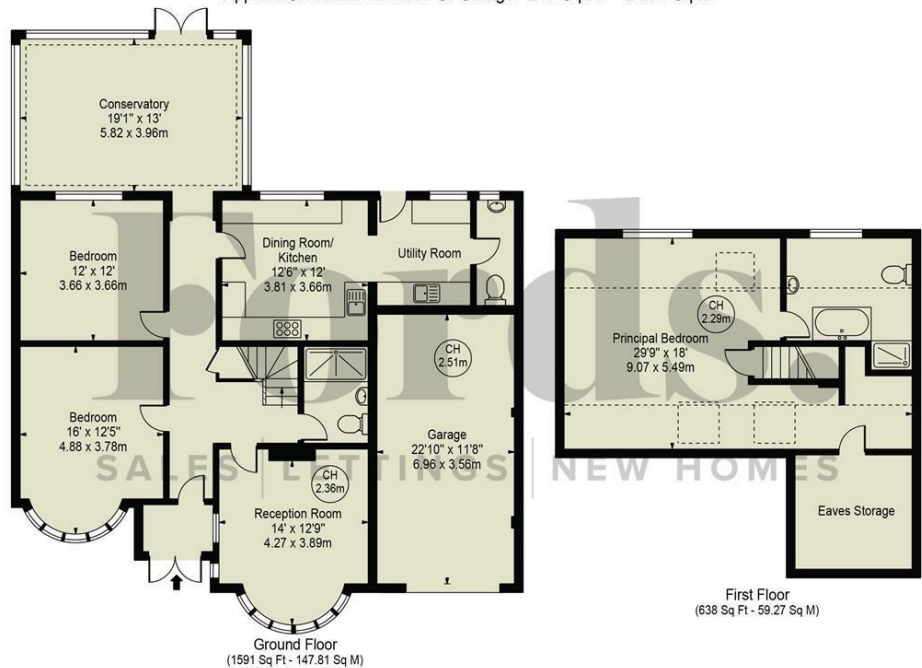
A range of local shops, supermarkets, cafés and leisure facilities can be found nearby, whilst the Eden Shopping Centre offers an extensive selection of retail and dining options. The property is also ideally positioned for access to highly regarded local schooling, including both grammar and state schools.



Floor Plans

Fernie Fields

Approx. Total Internal Area 2229 Sq Ft - 207.08 Sq M
 (Including Garage, Eaves Storage & Restricted Height Area)
 Approx. Gross Internal Area 1622 Sq Ft - 150.69 Sq M
 (Excluding Garage, Eaves Storage & Restricted Height Area)
 Approx. Gross Internal Area Of Garage 267 Sq Ft - 24.78 Sq M



For Illustration Purposes Only - Not To Scale
 This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract.
 Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement.
 Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.
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Area Map



Energy Performance Graph

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	