



Amersham Road, Hazlemere, High Wycombe, Buckinghamshire, HP15 7QA

Asking Price | £1,100,000

Property Features

- Five-bedroom detached family home with NO ONWARD CHAIN
- Over 2600sq ft of family accommodation
- Stunning 44ft open-plan kitchen/dining/family room
- Shaker kitchen with quartz worktops & Whirlpool appliances
- Underfloor heating with five individual zones
- Utility room, boot room & separate family room/home office
- Private rear garden, large patio & driveway with EV charger
- Walking distance to Hazlemere Recreation Ground, excellent schools & great commuter links
-

Full Description

Situated in one of Hazlemere's most convenient locations, this exceptional five-bedroom detached family home has been thoughtfully extended and comprehensively refurbished by the current owners to create an outstanding home that perfectly combines elegant design with practical family living. Finished to an exceptional standard throughout, every detail has been carefully considered to provide luxurious, contemporary accommodation that is ready to move straight into.

From the moment you step inside, the quality of this home is immediately apparent. A welcoming entrance hall creates a wonderful first impression, complete with an impressive sweeping staircase rising to the first floor. Stylish double doors open into the spectacular 44ft open-plan Kitchen, Dining and Family Room – undoubtedly the heart of the home and a space designed for modern family life as well as entertaining.

Flooded with natural light from the large bi-fold doors opening onto the rear garden and patio, this stunning room seamlessly connects indoor and outdoor living. The beautifully crafted shaker-style kitchen is complemented by elegant quartz worktops, brass-effect fittings and an excellent range of integrated Whirlpool appliances including a microwave, convection oven, additional single oven, integrated dishwasher and an impressive 80cm CleanProtect induction hob.

Adjacent to the kitchen is a practical utility room with additional appliance space and housing the high-capacity unvented hot water system, providing excellent mains-pressure hot water throughout the home, whilst a separate boot room provides the perfect place for coats, boots and muddy shoes after enjoying one of the many countryside walks the area has to offer.

To the front of the property, the double-aspect living room offers a peaceful retreat with plenty of natural light, while a separate family room provides excellent flexibility and could equally serve as a home office, playroom or snug. Completing the ground floor is a spacious modern Shower Room.

The ground floor has been beautifully finished with contemporary Amtico-style herringbone flooring throughout the principal living spaces, creating a seamless flow between rooms. Comfort is further enhanced by underfloor heating across the entire ground floor, individually controlled across five separate heating zones, allowing each area to be heated independently.

The first floor continues to impress, offering five generous double bedrooms designed to suit growing families. The superb principal bedroom benefits from a luxurious en-suite shower room, while the guest suite also enjoys its own beautifully appointed en-suite. The remaining bedrooms are served by a stylish family bathroom, 2 of the bathrooms feature premium Lusso Stone fittings, creating a boutique hotel feel throughout.

Outside, the rear garden provides a wonderful private sanctuary. Enclosed and secluded, it offers an ideal setting for entertaining, family gatherings or simply relaxing, with a generous patio extending directly from the kitchen creating the perfect space for summer dining. To the front, the property offers ample driveway parking for several vehicles together with the convenience of an EV charging point.

Hazlemere continues to be one of South Buckinghamshire's most sought-after villages, offering an excellent balance of village life and everyday convenience. The property is ideally positioned close to Hazlemere Recreation Ground, a popular destination for families featuring children's play areas, open green spaces, sports facilities including two new padle courts. The surrounding countryside also offers numerous woodland walks and bridleways, perfect for walking, running and cycling.

Families are exceptionally well served by a choice of highly regarded schools. Excellent local primary schools include Manor Farm Infant School, Manor Farm Junior School and Hazlemere Church of England Combined School, while secondary education is available at the well-respected Sir William Ramsay School. The area also benefits from Buckinghamshire's renowned grammar school system, with catchment for highly regarded schools including The Royal Grammar School, John Hampden Grammar School, Wycombe High School and Beaconsfield High School. A number of outstanding independent schools are also within easy reach, including Pipers Corner School, Gateway School, Wycombe Abbey and Godstowe Preparatory School.

For commuters, the location is superb. High Wycombe railway station is approximately ten minutes away, providing fast and frequent Chiltern Railways services into London Marylebone in as little as 25 minutes. The nearby M40 motorway (Junctions 3 and 4) offers excellent road links to London, Oxford, Birmingham, Heathrow Airport and the wider motorway network, making this an ideal location for those balancing family life with commuting.

** Agent's Note: Some of the images used in our marketing have been digitally enhanced to include virtual furniture and styling for illustrative purposes only. These images are intended to help demonstrate the potential use of the space. Buyers should refer to the unfurnished photographs and arrange a viewing to appreciate the property's current presentation.











Approximate total area⁽¹⁾
2681 ft²
248.9 m²

Reduced headroom
63 ft²
5.8 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

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

GIRAFFE360