The Warren, 31 Parish Piece, Holmer Green, High Wycombe, Buckinghamshire, HP15 6SP

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Guide price £980,000

A stunning, recently built detached family home situated on a generous level plot in Parish Piece. This fine home has been extended and renovated to a high specification to offer over 2000 SQFT of luxury accommodation.

Description

The Warren is approached by a newly laid block driveway secluded by mature hedging and lawned front garden. When entering the property through the front door, you are welcomed into the spacious hallway with a view directly through bi-folding doors onto the rear garden. The central hallway gives access into the ground floor bedroom with ensuite, large dual aspect sitting room, cloakroom, utility and the spectacular open plan kitchen, diner and sitting room.

The imported, bespoke and handmade Italian kitchen is a stunning feature of this home. It benefits from an integrated steam oven, a Bosch Oven, a Bosch integrated Microwave, a Bosch Dishwasher and space for an American Style Fridge Freezer. The enormous kitchen island with pendant lighting makes a fantastic space to socialise with family or friends. Further features in this area include three large sky lights, coffer ceiling with led lighting strip, pendant lighting over the dining area and large floor to ceiling bi-folding doors that lead out onto attractive composite decking.

On the first floor, there are three double bedrooms and the family shower room. Each bedroom benefits from fitting wardrobes with the principal bedroom enjoying an ensuite bathroom. Two of the bedrooms also feature a Juliette balcony with view over the rear garden.

Further features include brand new UPVC double glazed windows and doors, gas central heating powered by a brand-new energy efficient boiler system and a full rewire of the home.

Outside the residence, there are level front and rear gardens with side access. The front and rear gardens have been landscaped with mature hedging, flower beds and an area laid to lawn. There is also external lighting, external power and is prewired for CCTV.

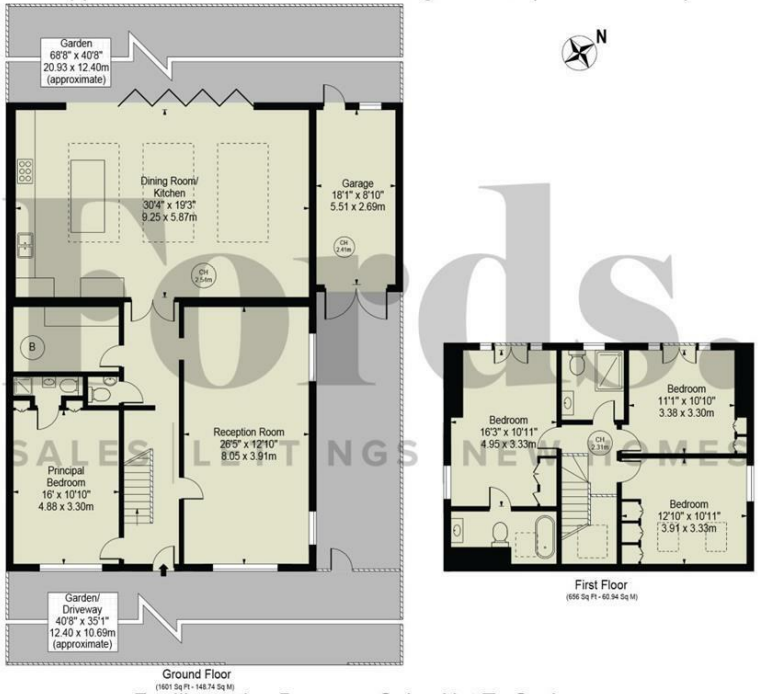
Situation

The Warren is situated on a level plot on the popular Parish Piece in Holmer Green. The location is a traditional Chiltern Village with a local grocery store, shops and public houses. There is also a Common with a playground for children. The Schooling is a major draw to the area with Holmer Green First, Junior and Senior School within easy reach. Holmer Green is located between the two large Towns of High Wycombe & Amersham which both offer excellent train links into London or Oxford.

Floor Plans

Parish Piece

Approx. Gross Internal Area 2097 Sq Ft - 194.82 Sq M
(Excluding Garage)
Approx. Gross Internal Area Of Garage 160 Sq Ft - 14.82 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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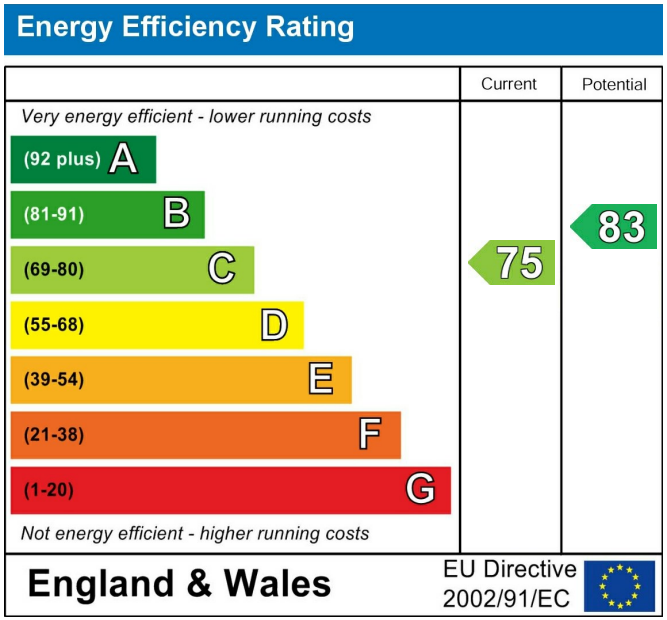
Area Map

Energy Performance Graph



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