



Orchard House, Pond Approach, Holmer Green, Buckinghamshire,

TITLE CONT

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.

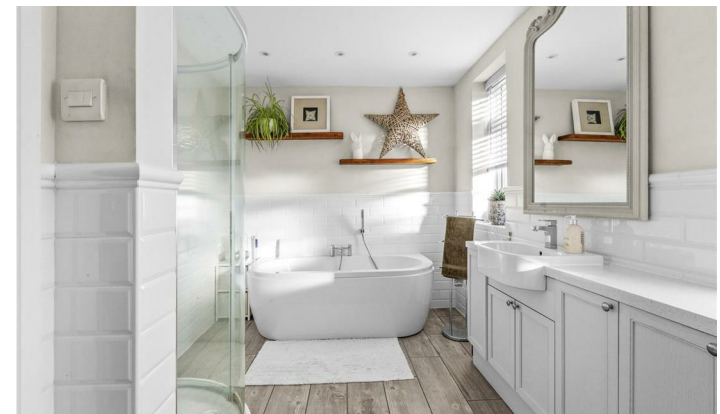
A key feature of this property is its two-storey, one-bedroom self-contained annex, which includes a kitchen, cloakroom, sitting room, double bedroom, and shower room, providing excellent flexibility for multi-generational living, guest accommodation, or potential rental use. The property further includes; 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**







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