

# Fords.

SALES | LETTINGS | NEW HOMES

New Road High Wycombe HP12 4LH



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Asking price £650,000

A charming double bay-fronted 1920's detached family home, set within a private and secluded plot backing directly onto open woodland. Ideally positioned close to excellent schooling and convenient transport links, this delightful home must be viewed to be fully appreciated.

## Description

The property is approached via a sweeping driveway providing ample level parking for multiple vehicles. Upon entering, you are welcomed into a central hallway with stairs rising to the first floor. To the right, a characterful bay-fronted reception room features a fireplace and decorative beams, creating a warm and inviting space. Further along the hallway, a second bay-fronted sitting room flows seamlessly into a spacious orangery/dining area, enjoying an abundance of natural light and French doors opening onto the rear garden. The ground floor is completed by a charming cottage-style kitchen and a modern shower room.

Upstairs, the property offers three well-proportioned double bedrooms and a contemporary family bathroom. The principal bedroom benefits from a dual aspect, enjoying pleasant views over the front woodland and the rear garden.

Externally, the home boasts generous front and rear gardens. The rear garden has been thoughtfully landscaped to create a variety of spaces for relaxation and entertaining, including a large patio ideal for al fresco dining, a lawned area, mature flower beds, and three versatile outbuildings, all equipped with power and lighting.

## Situation

Sands is a well-connected and sought-after residential area located on the western edge of High Wycombe. Known for its convenience and community feel, the area appeals to families, professionals, and commuters alike. Positioned just moments from Junction 4 of the M40, it offers excellent road links to London, Oxford, and beyond—making it ideal for those needing swift access to the Capital or the wider motorway network.

Residents benefit from a wide range of local amenities, including nearby supermarkets, independent shops, and leisure facilities, as well as excellent schooling options such as grammar and comprehensive schools. The area is also served by regular bus routes and is just a short drive from High Wycombe railway station, offering direct services to London Marylebone in under 30 minutes.

For outdoor enthusiasts, the surrounding Chiltern Hills Area of Outstanding Natural Beauty provides stunning countryside walks, cycling trails, and green open spaces, with several parks and woodlands nearby. Sands itself is a mix of well-established homes and newer developments, offering a peaceful yet convenient lifestyle in one of Buckinghamshire's most dynamic towns.



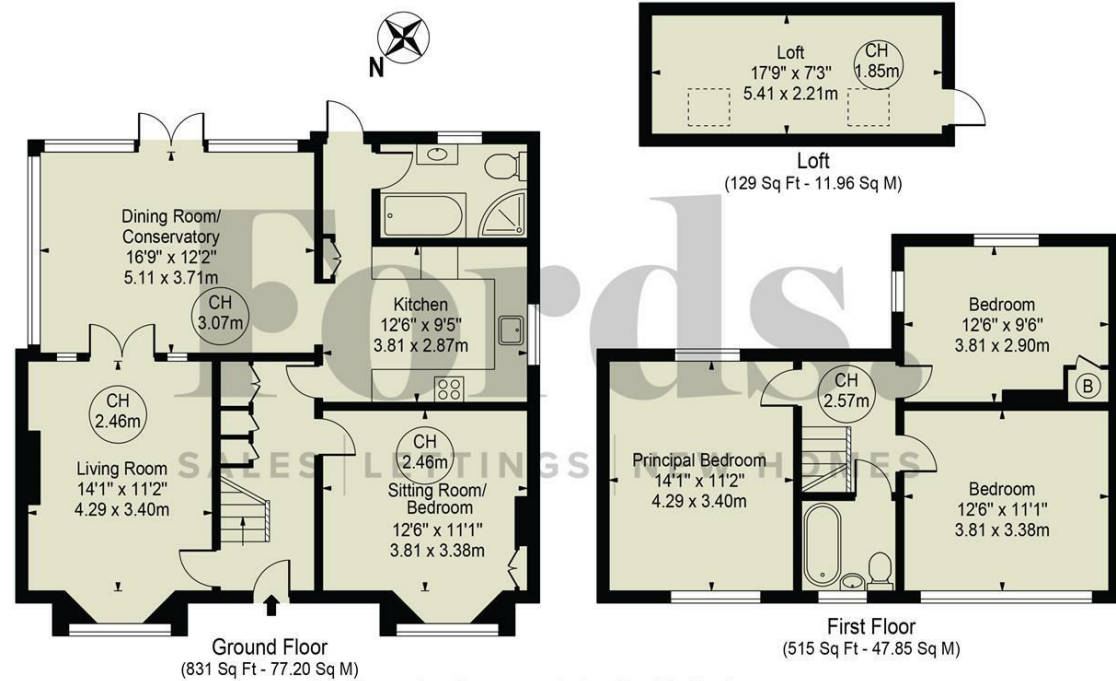
# Floor Plans

## New Road

Approx. Total Internal Area 1475 Sq Ft - 137.01 Sq M

(Including Loft)

Approx. Total Internal Area Of Loft 129 Sq Ft - 11.96 Sq M

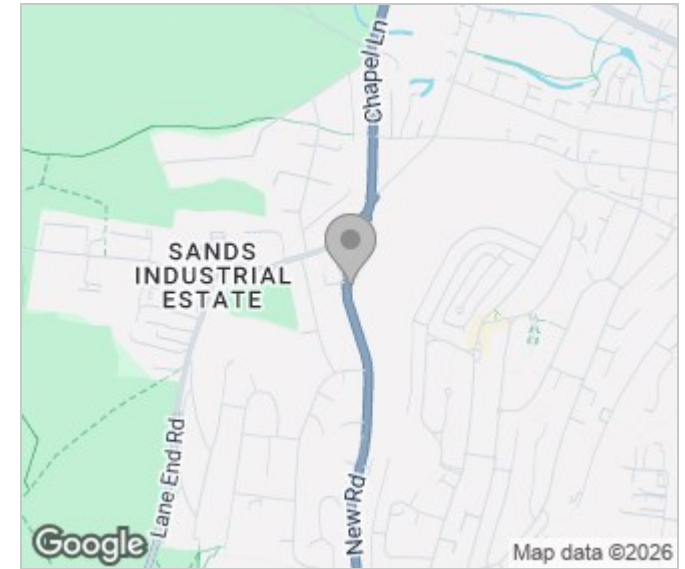


For Illustration Purposes Only - Not To Scale

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.

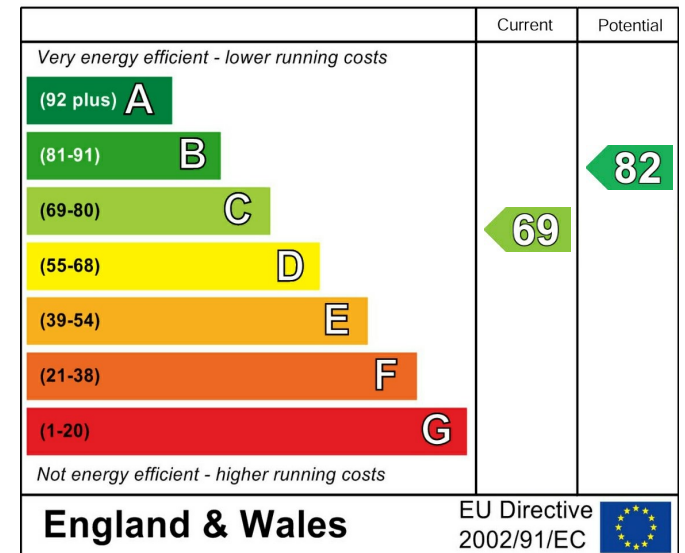
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# Area Map



# Energy Performance Graph

## Energy Efficiency Rating



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