



Birdwood, Water End Road, Studley Green, Buckinghamshire, HP14 3XN

£880,000

Birdwood Water End Road

Studley Green, High Wycombe

- Recently Constructed Four Bedroom Detached Family Home
- Immaculately Presented Throughout With Modern Fitments
- Open Plan Living Space With Seperate Study & Utility Room
- Large Rear Garden Backing Onto Fields
- Newly Fitted Oil Fired Boiler
- Viewing Highly Reccommended

Studley Green is a hamlet surrounded by open countryside. It has a garden centre with café and community centre. Further amenities can be found in the neighbouring village Stokenchurch, which include local shopping facilities, doctor surgery, dental surgery, chemist, café and further local schools. The area boasts beautiful countryside and is nearby to the riverside town of Marlow and the larger town of High Wycombe, which offers more extensive facilities. Junction 5 of the M40 is located nearby and the location is ideal for the commuter to London, Oxford and Birmingham, via either the motorway or the mainline railway service direct to London Marylebone, Oxford and Birmingham, located at High Wycombe, approximately 6 miles away.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: C



Birdwood, Water End Road

Studley Green, High Wycombe

A modern detached family home with four double bedrooms and backing onto fields to rear.

Set back from the road and approached via a private gravel driveway, this spacious detached home, built in 2014, offers beautifully presented and contemporary accommodation throughout. Bright and airy in design, the ground floor features solid oak wood flooring throughout with an inviting entrance hall with cloakroom/WC, leading to an impressive open-plan living space. The lounge area benefits from a feature wood-burning stove and bi-fold doors that open onto the rear garden, creating an ideal space for both everyday living and entertaining. The modern kitchen is fitted with a stylish range of units and integrated appliances, while a separate office/study and utility room complete the ground floor accommodation. On the first floor, there are four generous double bedrooms, including a principal bedroom with en-suite shower room, together with a well-appointed family bathroom featuring a separate shower cubicle. Additional benefits include attractive countryside views to the rear, double-glazed windows and doors throughout, and a recently refitted oil-fired boiler. Externally, the property offers off-road parking and a lawned front garden. To the rear, a substantial paved patio wraps around the side of the house, providing access to several storage sheds. The remainder of the rear garden is mainly laid to lawn and also features a decked seating area with a garden room. Albeit recently expired there was planning permission for a garage and annexe accommodation to side. An internal viewing is highly recommended to fully appreciate the space, presentation, and setting this excellent home has to offer.







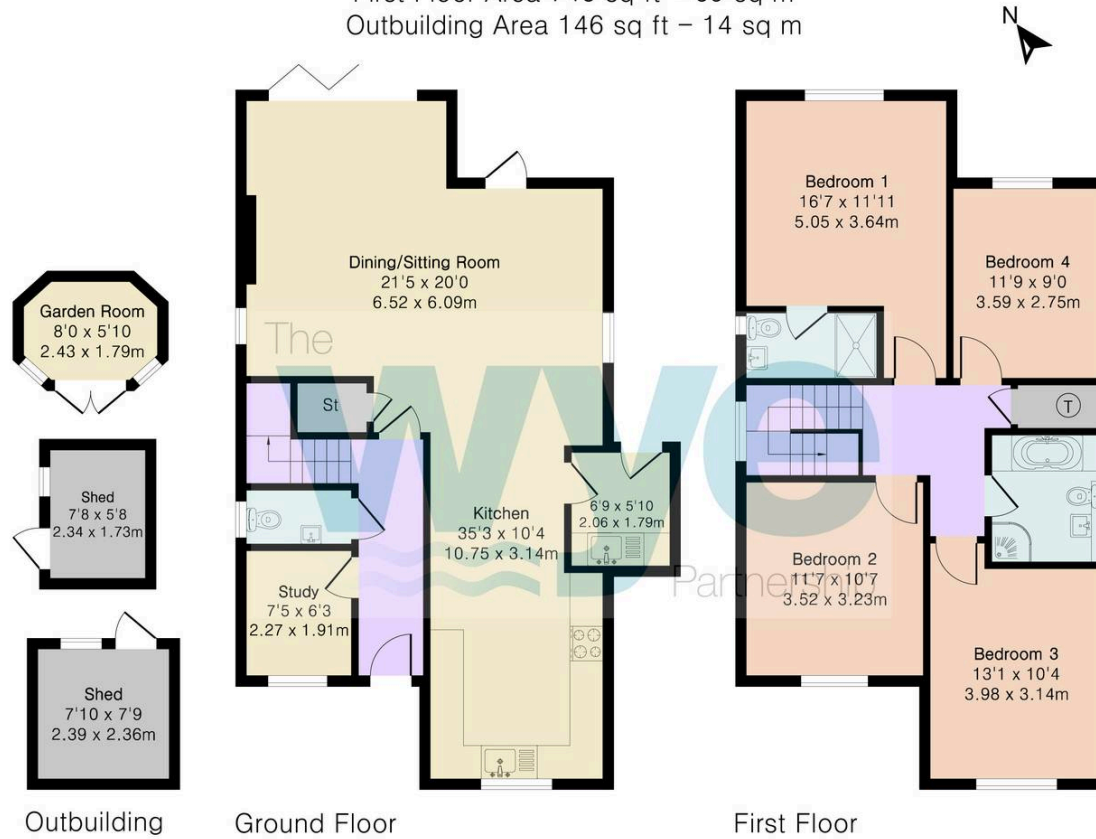


**Approximate Gross Internal Area 1519 sq ft - 141 sq m
(Excluding Outbuilding)**

Ground Floor Area 773 sq ft – 72 sq m

First Floor Area 746 sq ft – 69 sq m

Outbuilding Area 146 sq ft – 14 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

The Wye Partnership Stokenchurch

Kingston House, Oxford Road, Stokenchurch – HP14 3TA

01494 509377 • stokenchurch@wyeres.co.uk • www.wyeres.co.uk/

By law, each person involved in the sale/purchase of a property must have their identification verified to comply with Anti Money Laundering Regulations. These checks are outsourced and a charge of £36 (inc of VAT) is charged for each individual and paid directly to our supplier.

