



Holly Lodge North Road, Widmer End - HP15 6ND

Guide Price £880,000

 **TIM RUSS**
& Company

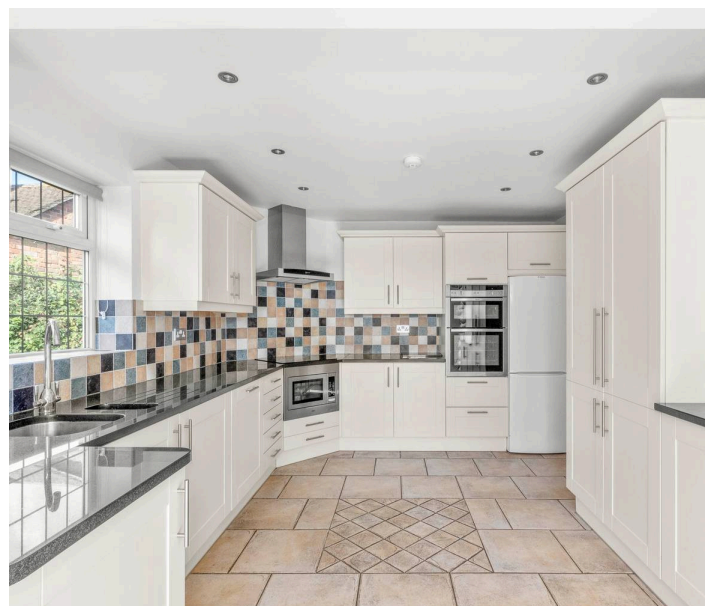


- Offered for sale with no onward chain is this rarely available detached family home situated in a country setting overlooking fields to the front and horse paddocks to the rear
- Just a short drive to local shops, excellent schools, High Wycombe town centre & railway station
- Offering just over 2500sq ft of bright & spacious accommodation

Widmer End is located between Hazlemere and Great Kingshill. Local shopping facilities and restaurants can be found on Hazlemere Crossroads and Cosy Corner. High Wycombe about 3 miles provides a frequent service into London Marylebone, with the fastest trains taking approximately 22 minutes. The renowned Eden shopping Centre provides major retail outlets, supermarkets and leisure facilities. For families there are a number of outstanding schools in the area, notably the nearby Royal Grammar school (boys), John Hampden Grammar School (boys) and Wycombe High School (girls). The M40 can be joined at junction 4 High Wycombe and provides easy access to the M4 and the M25 (Heathrow is 21 miles away). At Handy Cross is the 'Hub' development which includes a state of the art leisure centre and full size Waitrose.

Council Tax band: G / EPC Rating: C

Tenure: Freehold



This remarkable 4-bedroom detached family home is introduced for sale with no onward chain. Set in a serene country setting, a rare opportunity to embrace a detached home that overlooks calming fields to the front and charming horse paddocks to the rear. Ideally located, just a brief drive from local amenities, renowned schools, the hub of High Wycombe town centre, and the railway station.

Spanning over 2500 square feet, this inviting residence boasts a light-filled and spacious interior. Upon entry, a grand entrance hall features a bow window facing the front, practical understairs storage, and a downstairs cloakroom. The refitted kitchen/breakfast room offers an array of base and eye-level units with integrated appliances, a garden-access door, and a separate utility room with its own garden-facing entrance.

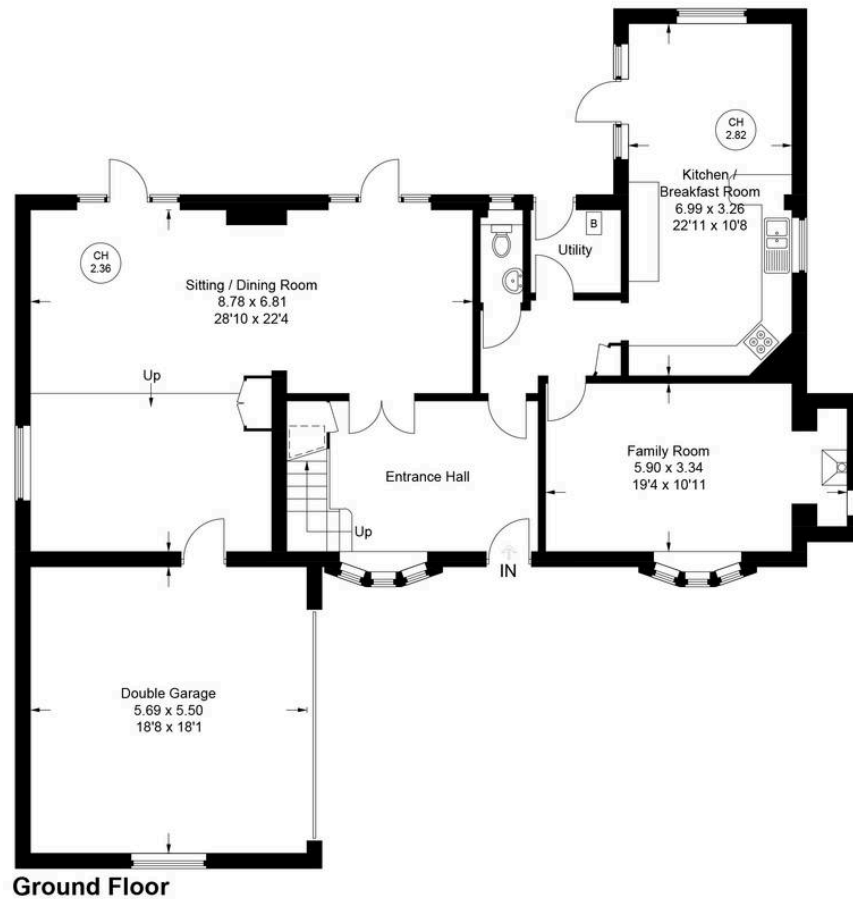
The expansive 28ft x 22ft sitting/dining room is enhanced by a feature fireplace, a storage cupboard, an internal entry to the garage, and two sets of patio doors that lead to the garden. A second family room, with a bow window and an inglenook fireplace, provides an additional space.

The generous 19ft principal bedroom offers built-in cupboards and an ensuite shower room. Three more bedrooms are serviced by the family bathroom.

Outside, the rear garden offers a picturesque backdrop featuring a substantial patio that flows seamlessly to a level lawn enveloped by lush foliage. The tranquil setting is perfected by mature shrubs and the surrounding horse paddocks.

Completing this offering is an in and out driveway providing ample driveway parking leading to a double garage.





Holly Lodge, North Road, HP15 6ND

Approximate Gross Internal Area

Ground Floor = 151.6 sq m / 1632 sq ft (Including Double Garage)

First Floor = 88.5 sq m / 953 sq ft

Total = 240.1 sq m / 2585 sq ft

Floor Plan produced for Tim Russ & Company by Media Arcade ©.

Illustration for identification purposes only. Window and door openings are approximate. Whilst every attempt is made to assure accuracy in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



Tim Russ and Company

5 Penn Road, Hazlemere, Buckinghamshire, HP15 7LN

01494 715544 • hazlemere@timruss.co.uk • timruss.co.uk/

By law we must verify every seller and buyer for anti-money laundering purposes.
Checks are carried out by our partners at Lifetime Legal for a non-refundable £65 (incl. VAT) fee, paid directly to them.
For more information please visit our website.



Particulars described on our website and in marketing materials are for indicative purposes only; their complete accuracy cannot be guaranteed. Details such as boundary lines, rights of way, or property condition should not be treated as fact. Interested parties are advised to consult their own surveyor, solicitor, or other professional before committing to any expenditure or legal obligations.