



62 Plomer Green Lane

Downley, High Wycombe

- A Charming Extended Two Bedroom Brick And Flint Cottage
- Gas Central Heating To Radiators And Double Glazed Windows
- Good Order Throughout, Modern White Bathroom Suite
- Feature Beamed Ceilings, Fireplace, Latch Doors And Country Kitchen/Breakfast Room
- Enclosed Courtyard Garden With Ideal Home Office Including Electricity
- Highly Sought After Peaceful Location Minutes Walk From Downley Common
- Unrestricted On Road Parking
- Easy Access To High Wycombe Town Centre And M40
- Early Viewing Advised To Avoid Disappointment

Situated in the heart of Downley with localised shops and facilities close at hand as well as having a highly regarded junior/middle school just a short walk away. Across the common there are traditional village pubs, woodland that provide routes for dog walkers to the neighbouring village of Naphill. The village community organises events such as Downley Village Festival and the November 5th Torchlight procession. High Wycombe town centre is easily accessible with regular buses running close by. The town offers extensive shopping and leisure facilities as well as mainline rail links with 30-minute trains to London.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C



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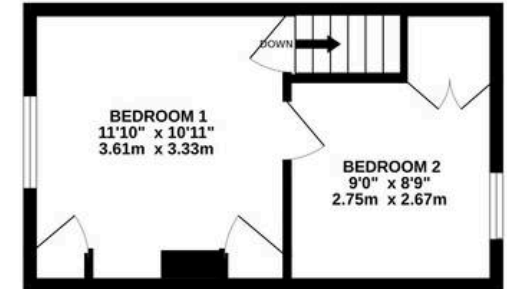
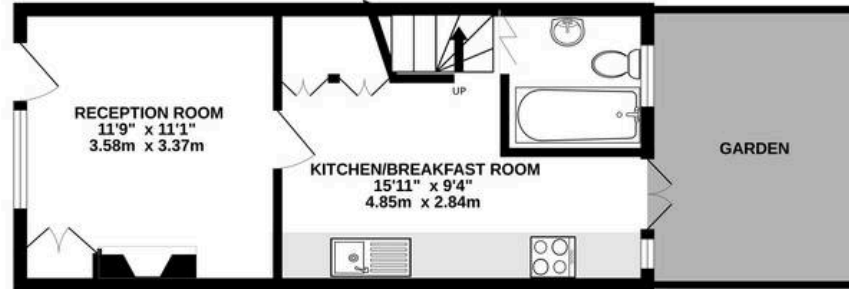
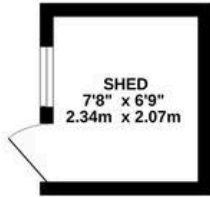
This charming extended two bedroom brick and flint terraced cottage offers a wonderful blend of character features and modern comforts, situated in a highly sought after and peaceful location just minutes' walk from Downley Common. The property is presented in good order throughout and benefits from gas central heating to radiators and double glazed windows. The inviting living space features beamed ceilings, a fireplace, and attractive latch doors, creating a warm and welcoming atmosphere. The country-style kitchen and breakfast room provides an ideal setting for relaxed dining and every-day living with access to a modern white bathroom suite, finished to a high standard. Upstairs, you will find two well-proportioned bedrooms. Additional benefits include an enclosed courtyard garden (with an ideal home office including electricity), as well as unrestricted on road parking nearby. The location offers easy access to High Wycombe town centre and the M40, making this an excellent choice for commuters and those seeking a peaceful retreat with convenient transport links. Early viewing is highly recommended to avoid disappointment.



OUTBUILDING
52 sq.ft. (4.8 sq.m.) approx.

GROUND FLOOR

1ST FLOOR



TOTAL FLOOR AREA : 615sq.ft. (57.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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