

22 Shepherds Fold, Holmer Green, Buckinghamshire, HP15 6XZ



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*Superb, family, detached house with adjoining quarter acre field, 3 bedrooms, 2 receptions plus formal front and rear gardens.*

Built In The 1960's | Occupied By The Same Family Since New | Well Maintained & Presented Throughout | Ideally Ready For Modernisation, Extension (STPP) & Improvement | Benefit Of An Adjoining Field Of Just Over A Quarter Of An Acre | Beautifully Landscaped, Formal Gardens To The Front & Rear | Entrance Hall | Cloakroom | Attractive Lounge | Dining Room | Kitchen | Side Lobby | Good Size Garage | Gas Central Heating | Sealed Unit Double Glazing |

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A magnificent opportunity to purchase this 1960's, detached, family house, at the end of this small close with the advantage of an adjoining field that was purchased in the 1970' and this field has access directly from the front and rear gardens, and needs to be seen to be appreciated. Please note this additional plot has restrictions and thus development is highly unlikely. The property has been well maintained over the years but now lends itself to general modernisation and improvement, in addition the property has scope for extension (STPP). The accommodation comprises of: good size entrance hall with cloakroom, bay windowed living room with open access to the dining room, kitchen with access to a covered side passage, which has access to the front and rear gardens and to the larger than average garage. Upstairs, there are three bedrooms and the family bathroom. The property also benefits from double glazed windows and central heating. To the outside, there is a private drive, beautiful front and rear formal gardens plus the adjoining field. No Upper Chain!

**Price... £695,000**

Freehold

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## LOCATION

Located in this ever popular Chiltern village.... County walks on your doorstep.... Short walk to the village Shops, Pond and Common.... Extensive range of local amenities in neighbouring Hazlemere which include supermarket, bank, doctors and dentist.... Catchment for village schools which cater for children of all ages.... Catchment for excellent boys and girls Grammar Schools.... High Wycombe and Amersham are only (3.5 miles) distance with fast London bound trains from both.... Three M40 access points are approximately 15 minutes' drive with the M25 and M1 easily accessible....

## DIRECTIONS

From the Hazlemere office of The Wye Partnership leave the crossroads along the Holmer Green Road and at the mini-roundabout take the second exit and ascend Sawpit Hill. At the brow of the hill turn right into Wycombe Road and continue along as the road changes name to Browns Road. Pass through the village, passing the shops (on your right) and then The Common on your left. At the end of the road turn right into Penfold Lane, continue along and take the second right into Winters Way. Take the first left into Shepherds Fold and the property will be found at the end of the cul-de-sac on the left hand side.

## ADDITIONAL INFORMATION

### COUNCIL TAX

Band E

### EPC RATING

TBC

## MORTGAGE

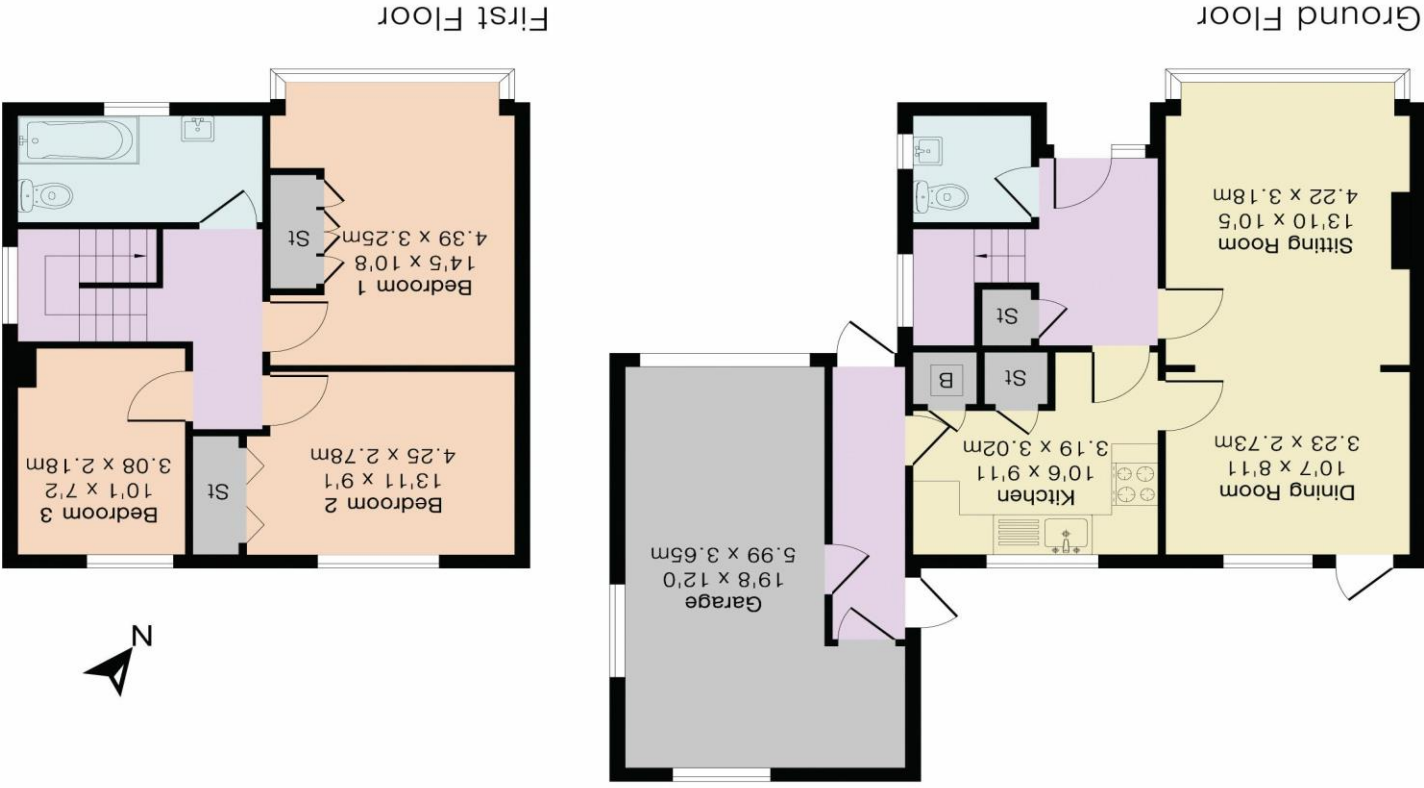
Contact your local Wye Residential office who can introduce you to their Independent Financial Adviser

*Whilst we endeavour to make our sales details accurate and reliable they should not be relied on as statements of representation of fact and do not constitute any part of an offer or contract.*





**Approximate Gross Internal Area 1169 sq ft - 109 sq m**  
 Ground Floor Area 698 sq ft – 65 sq m  
 First Floor Area 471 sq ft – 44 sq m



 PINK PLAN

Although Pink Plan 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 as defined by RICS code of measuring practice. No guarantee is given on 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.



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