



Littleworth Road, Downley
High Wycombe, Buckinghamshire, HP13

HAMPTONS
INTERNATIONAL

Beyond your expectations

Commanding views over National Trust land

Hamptons International

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Entrance Hall | Lounge | Dining Room | Family Room/TV Room | Study | 20' Kitchen/Breakfast Room | Utility Room | Cloakroom | Master Bedroom ensuite | Guest Room ensuite | Two further Bedrooms | Bathroom | 19' Loft/Bonus Room | Garage | Gardens

Offers in excess of £899,950 Freehold

Description

An extremely well presented four double bedroom home occupying a commanding position on the Hughenden Valley ridge. Enjoying unbroken views over its landscaped gardens to National Trust land with deer, pheasants and Red Kites abound. The property was built in 2009 in the local brick and flint tradition with oak or tiled floors to the ground floor and oak fronted doors through out. The 16ft square Lounge with elegant Italian-marble gas-fired fireplace opens via French-doors out to the garden. There is a Dining Room (open to the lounge), a fully-shelved Study and a cosy Family/TV room with adjacent cloakroom. The 20ft Kitchen is a striking feature of the house, extremely well equipped with a nine-seat island unit, granite work-tops, loads of system storage and views over the garden to the valley beyond. There are Siemens built-in stainless steel oven and multifunction oven/microwave appliances and a double-width range cooker plus an American style Fridge/Freezer. The Utility Room opens off the kitchen which has a door to the Garden. The Oak finished staircase rises to the first floor providing a Master Bedroom which is light and airy with three further double bedrooms, all with built-in oak fronted wardrobes and two with large ensuite walk in Shower Rooms plus a refitted Family Bathroom with a multi-function 'Jacuzzi' steam shower. The Loft/bonus room is floored, carpeted and plaster-lined with potential for a great games/overflow room subject to any necessary consents.

Outside

The property is approached over a block-paved driveway leading to a two-car detached garage/workshop with light, power and floored loft storage. Of particular note is the rear garden with outstanding views across the valley and National Trust land which simply must be seen. There is a wide paved patio/terrace, ideal for outdoor living and a small peaceful patio by the landscaped water-garden, pretty stream and waterfall running into a fully filtered fishpond (with optional safety grid) - all overseen by tall Scots firs (with swing!). There is also a pretty two-storey fully furnished playhouse.

Location

Tucked away in the bottom left corner of a cul de sac, the property is located on the edge of open countryside and National Trust parkland close to Hughenden Manor (Disraeli's family home). The property remains close to local amenities including the local post/village shop, several pubs and the local Downley Primary (graded as 'Outstanding' in 2007) and Montessori Schools. More comprehensive shopping can be found in High Wycombe approx. 1.5 miles distant, with mainline station to London Marylebone and access to the M40. The area is perfect for walks with areas of outstanding natural beauty, horse-riding (with nearby equestrian facilities) plus local parks with swings and rides. Buckinghamshire is renowned for its private and state (including Grammar) education, details of which can be gained from the local authority website.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	82	82
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

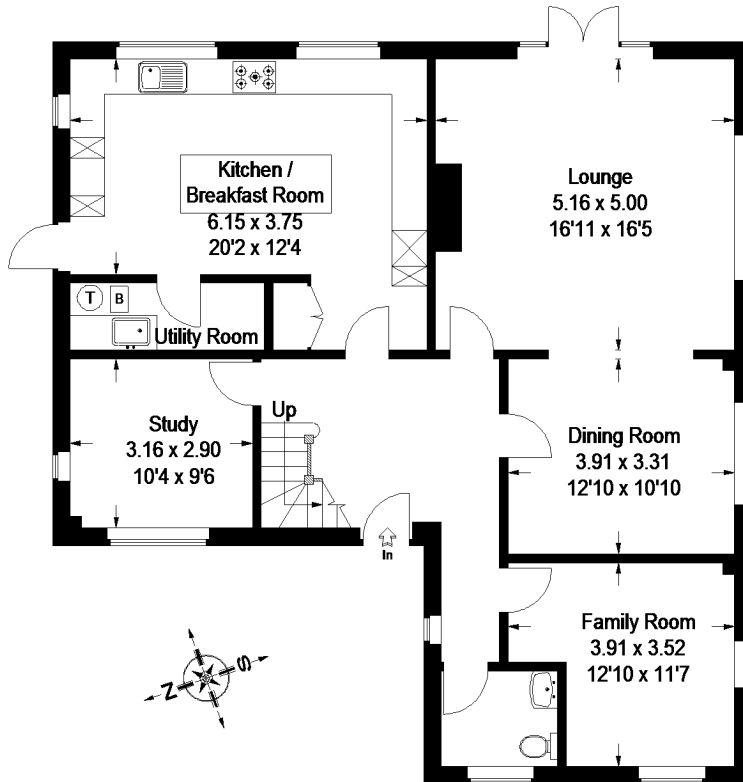
Littleworth Road, Downley, High Wycombe, Buckinghamshire

Approximate Gross Internal Area :- 224 sq m / 2411 sq ft

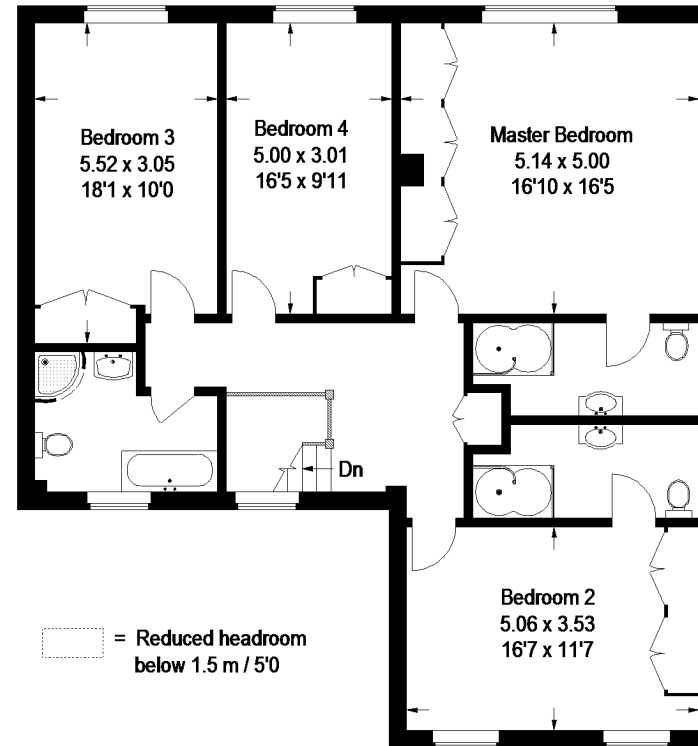
Loft :- 35 sq m / 377 sq ft

Garage :- 23 sq m / 247 sq ft

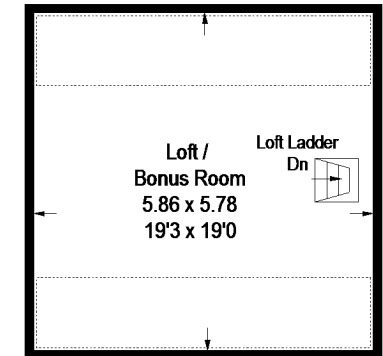
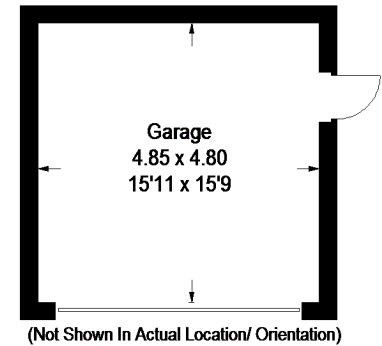
Total :- 282 sq m / 3035 sq ft



Ground Floor



First Floor



Second Floor

FLOORPLANZ © 2016 01483765610 Ref 163762

This plan is for layout guidance only. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

FOR CLARIFICATION We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.

