



Fox Lane, Holmer Green
High Wycombe, Buckinghamshire, HP15



Beyond your expectations

Dating back to the 1700's, an idyllic 4 bed brick and flint home

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Entrance Hall | Kitchen/Breakfast Room | Dining Room | Sitting Room | Family Room | Study/Bedroom 5 | Utility Room | Cloak Room | Master Bedroom with Ensuite Shower Room | 3 further Bedrooms | Family Bathroom | WC | 21'7 x 10'0 Garage | Private Parking | Gardens 0.26 Acre approx

Offers in excess of £950,000 Freehold

Description

Dating back, we believe, to the late 1700's, Flint Cottage originally owned all of the surrounding land making up Harries Way and has a wealth of detailed character and craftsman qualities indicating the house's fascinating history. The property was once owned by noted calligrapher Rosemary Ratcliffe, whose works are still shown in St Paul's Cathedral today. Beginning as a small cottage with later additions, the property once had a small dairy, with roof tiles believed to be made from the same brickworks used on the roof of Windsor Castle. Today the property presents a beautifully restored 4 bedroom, 4 reception room home, tastefully finished with a light contemporary feel. Highlights of the property include a stunning Kitchen/Breakfast Room with Pippy Oak cabinets and American Black Walnut worktops, a triple aspect Living Room with Log burner, a further Family Room, Dining Room and a Study all with solid engineered oak floors. Upstairs is accessed via two staircases at either end of the property, offering three Bedrooms, Family Bathroom, and the stylish Master Suite including Oak fitted wardrobes.

Outside

Tucked away nicely in its plot the property is accessed by a right of way over a gravel sweep leading past the large garage (originally constructed as a stable) and provides plenty of off road parking. The mature southerly gardens are a true delight, offering plenty of privacy and outdoor entertaining space to enjoy the best parts of the day. There is a charming courtyard style front garden with

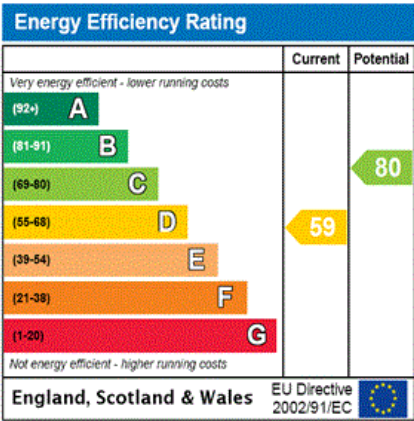
gravel path and a raised pond leading to the front door, as well as fruit trees and a kitchen garden.

Location

Holmer Green is a sought after Buckinghamshire village occupying a convenient and desirable location. Day to day needs are catered for by a range of local shops nearby including doctors surgery, public houses and restaurant. The village is surrounded by beautiful green belt countryside and is particularly convenient for the commuter with nearby Amersham (Underground), Great Missenden, Beaconsfield and High Wycombe all with mainline railway links into London Marylebone. The road network also provides easy access the M40 and M25. Buckinghamshire is renowned for its Private and State Education details of which can be gained from the Local Authority.

Additional Information

The property is serviced by mains drainage and gas central heating.



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Approximate Gross Internal Area
House = 181.8 sq m / 1957 sq ft
Garage = 23.0 sq m / 248 sq ft
Total = 204.8 sq m / 2205 sq ft

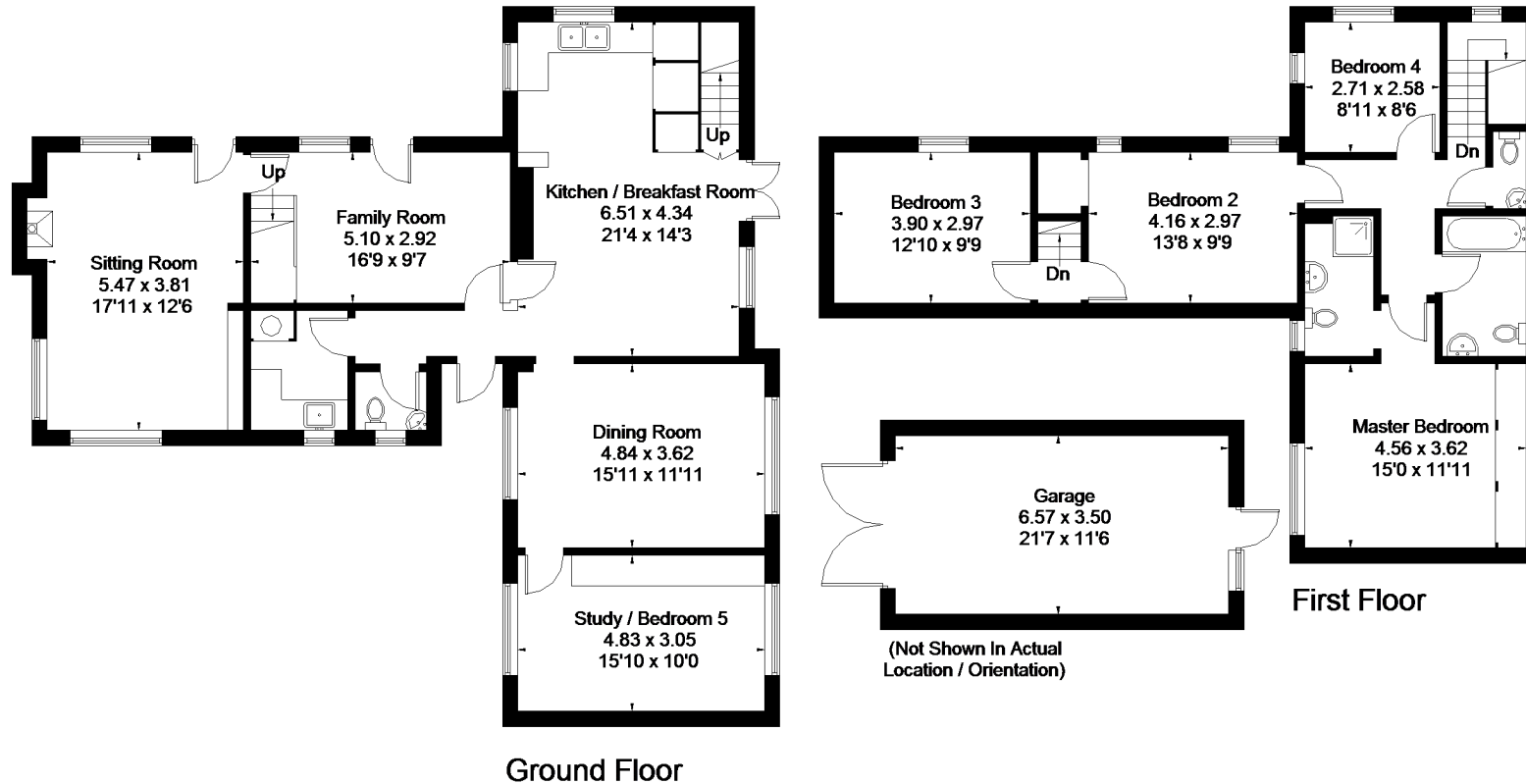


Illustration for identification purposes only. Not to scale
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FOR CLARIFICATION We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, 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.

