



Horsleys Green, High Wycombe  
Buckinghamshire, HP14

**HAMPTONS**  
INTERNATIONAL

*Beyond your expectations*



# 4 bedroom detached family home in a pretty countryside position.

Entrance Hall | 27' Sitting Room | Conservatory/Drawing Room | Study | 19' Kitchen/Breakfast Room | Utility Room | Cloakroom | Master Bedroom Suite | Guest Room ensuite | Bedroom 3 with Dressing Room | Bedroom  
Four | Bathroom | 27' Play Room | Cellar | Gardens.

**Guide Price £995,000 Freehold**

### Description

A fine home set nicely back within its plot, which has been tastefully finished with neutral, modern decor throughout. The sitting room has front to back views with a stylish inset fireplace. There are bi-folding doors out to the garden, which extend across the back of the house and continue into the kitchen. The open-plan living dining area opens through to the large conservatory, there is under-floor heating across the entire area, with Italian Porcelain tiles. The kitchen/breakfast and utility area has beautiful marinated worktops, Quooker boiling water tap, white high-gloss base and eye level units, fitted double oven with microwave, induction hob and dishwasher. The utility is fitted with an additional sink and has space for a washing machine, tumble dryer and an American style fridge freezer. To the first floor the master bedroom features a spacious dressing room area and large wet room with under-floor heating. There are 3 further double bedrooms, one with a separate dressing room area and one with en suite shower room, as well as a family bedroom on this floor. The 2nd floor has been converted to offer a play room. In addition the ground floor offers a welcoming entrance hall, separate study, cloakroom and stairs to a large cellar.

### Outside

To the front the property is accessed via electric double gates and a sweeping gravel drive, featuring ambient sensor lighting and raised beds to either side. There is ample parking and the property is sheltered on both sides

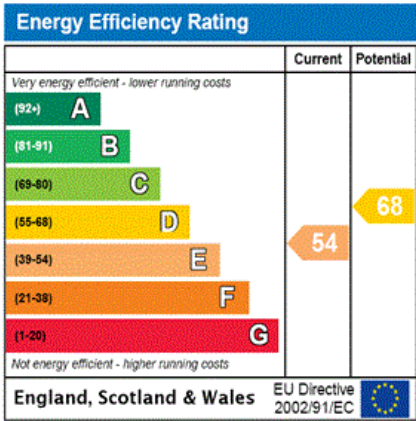
by mature hedging and stock fencing. There is access via gates to both sides of the property with new black slate patio and pathway. The rear garden is mainly lawn with a timbertech composite decking laid flush to the bi-fold doors and fitted with garden lighting and water feature. The boundaries are clearly defined on all sides by both mature/new hedging and fully enclosed.

### Location

Horsleys Green is a desirable hamlet surrounded by open countryside and is conveniently positioned for the commuter. The M40 (junction 5) is just over 2 miles, meaning the property has excellent access to London/Birmingham etc. Both High Wycombe and Saunderton have mainline rail links into London Marylebone (approximately 45 minutes). There are stunning walks and bridleways, a local garden centre, and day to day amenities/pubs in the National Trust village of West Wycombe (2 miles). Buckinghamshire is renowned for its Private and State Education, with the property in catchment for sought after Grammar and High Schools.

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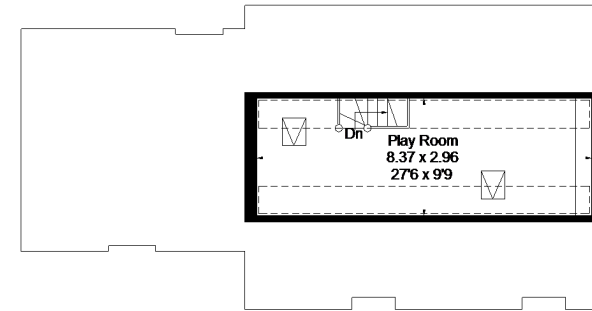


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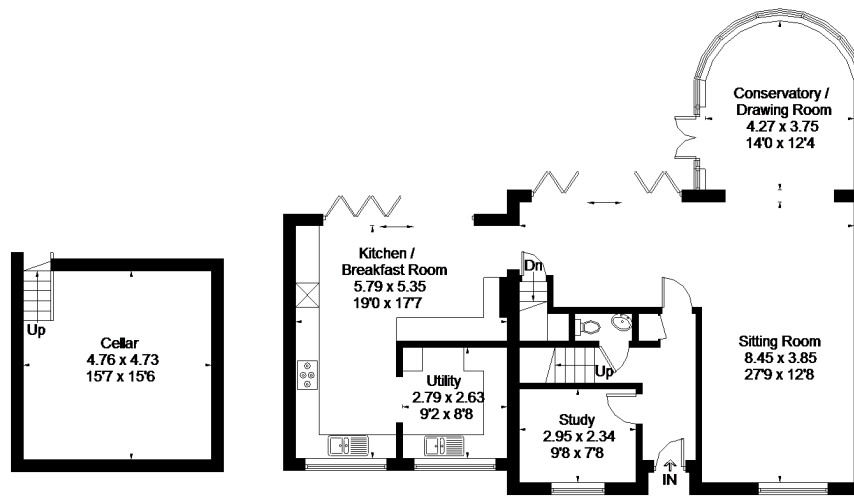
Approximate Gross Internal Area = 224.2 sq m / 2413 sq ft

Cellar = 22.5 sq m / 242 sq ft

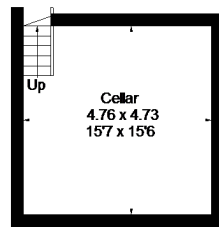
Total = 246.7 sq m / 2655 sq ft



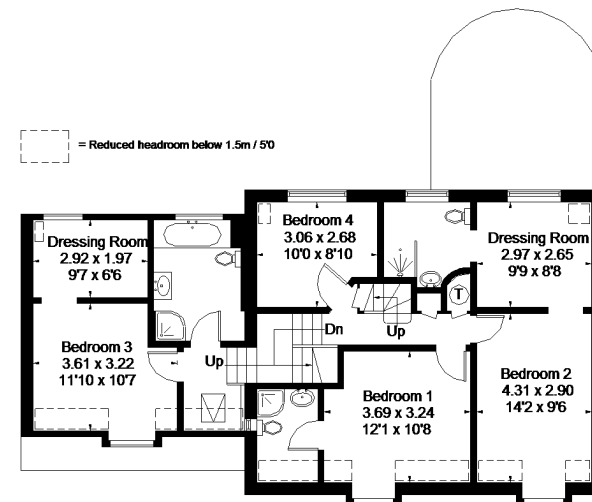
Second Floor



Ground Floor



Cellar



First Floor

= Reduced headroom below 1.5m / 5'0"

FLOORPLANZ © 2015 0845 6344080 Ref: 140500

This plan is for layout guidance only. Drawn in accordance with RICS guidelines. 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.



