



## House with huge potential on a superb plot

Fair Winds, Grange Drive, Wooburn Green, High Wycombe, Buckinghamshire, HP10 0QD

Freehold





Reception hall • 2 reception rooms • kitchen/breakfast room • 3 bedrooms • 2 bath/shower rooms • driveway and integral garage • lovely front and rear gardens • outbuilding/summer house. Just over 0.5 acres in all.

#### Local information

M40 (J3 for London) 2.5 miles, Beaconsfield 3.5 miles, Marlow 4 miles, High Wycombe 5.5 miles, M4 (J8/9 via A404) 10 miles, Heathrow (T5) 16.5 miles, central London 28 miles. All distances are approximate.

Fair Winds occupies a delightful tucked away location on a private road. The area is popular with commuters as communication links in the area are excellent. There is a mainline train service which runs to London Marylebone from Beaconsfield and High Wycombe. There are also rail connections to London Paddington from Bourne End via Maidenhead. The area will also benefit from Crossrail which is due for completion in 2022, giving direct and fast journey times to London's West End, City and Canary Wharf. The M40 is accessible from Beaconsfield (J2) and Loudwater (J3). The A404 Marlow bypass enables access to the M4 (J8/9).

Everyday amenities can be found at Wooburn Green and Bourne End while more comprehensive facilities are available in Beaconsfield, Marlow and High Wycombe. Sporting facilities in the area are good with sailing at the Upper Thames Sailing Club next to Bourne End Marina and golf clubs in both Flackwell Heath and Hedsor, and a David Lloyd gym in Wooburn Green.

Buckinghamshire is renowned for its choice of state and private schools. The county is one of the few to maintain grammar schools

which include The Royal Grammar School and John Hampden, High Wycombe (both for boys), Wycombe and Beaconsfield High Schools (both for girls). Independent preparatory schools in the area include Godstowe, Pipers Corner, High March (for girls) and The Beacon, Caldicott, Davenies (for boys).

#### About this property

Fair Winds is a detached home occupying a generous plot of just over 0.5 acres in a peaceful location in a private road. The existing house offers a flexible layout with all of the rooms enjoying lovely garden views. The property is now in need of modernisation but offers a wonderful opportunity in a superb setting.

The front door is to the side and opens into the reception hall. The sitting and dining rooms are both dual aspect with garden views. To the rear is a bedroom, overlooking the garden, but could be used as a further reception room. The kitchen is fitted with a range of units, with space for appliances, and incorporates a breakfast bar. There is a built in cupboard and a walk in pantry, while a stable door opens on to the garden. A shower room completes the accommodation on the ground floor.

On the first floor are two bedrooms, a night cloakroom and a bathroom with a separate shower cubicle. Both bedrooms are dual aspect with views over







the garden and beyond, with one benefitting from a range of built in wardrobes and a door opening into the bathroom.

#### **Outside**

The gardens are a real feature of the property, wrapping around the house, with a gravelled carriage driveway to the front providing parking for several vehicles, and an integral garage. Also to the front is a large area of lawn with planted beds and borders, and a large outbuilding/summer house which featured in several scenes of the BBC programme, Fawlty Towers. To the rear and side there is a generous expanse of lawn interspersed with mature fruit trees and well stocked beds and borders, together with a terrace area just off the kitchen. There is a large timber shed and the gardens are bounded by fencing, hedging and mature trees.

#### **Services**

All mains services connected. Please note that none of the services have been tested.

#### **Tenure**

Freehold

#### **Local Authority**

Wycombe District Council

EPC rating = D

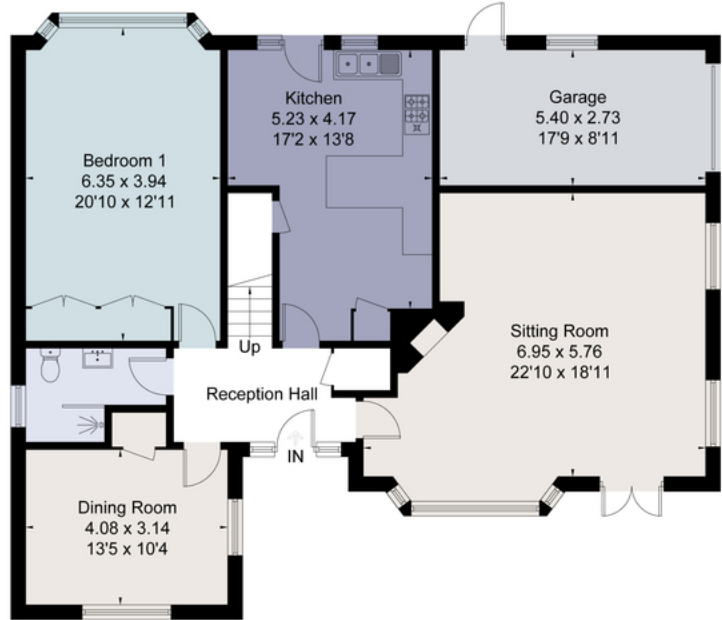
#### **Viewing**

Strictly by appointment with Savills

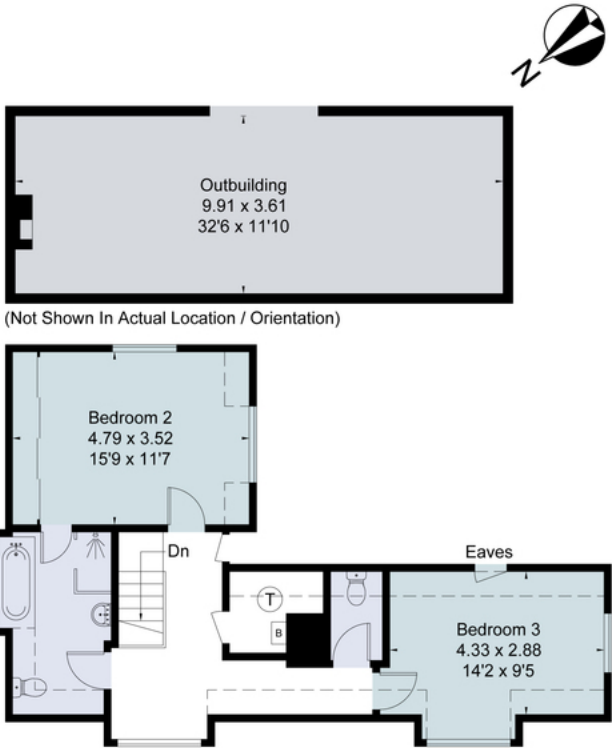


Approximate Area = 173.2 sq m / 1864 sq ft  
Garage = 14.9 sq m / 160 sq ft  
Total = 188.1 sq m / 2024 sq ft (Excluding Outbuilding)  
Including Limited Use Area (8.9 sq m / 96 sq ft)  
For identification only. Not to scale.  
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☐ = Reduced head height below 1.5m

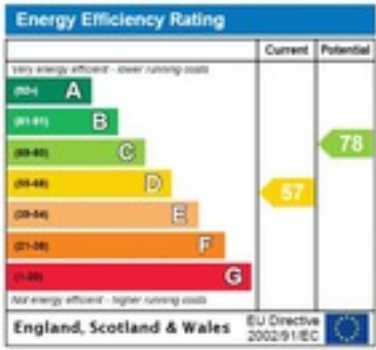


Ground Floor



First Floor

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)  
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