



A CHARMING INDIVIDUAL COTTAGE WITH A WEALTH OF CHARACTER

4 REYNOLDS CLOSE, HIGH WYCOMBE, HP13 7LS

Freehold

savills

LOVELY BRICK AND FLINT WALLED GARDEN

4 REYNOLDS CLOSE, HIGH WYCOMBE, HP13
7LS

Freehold

Reception hall ♦ 2 reception rooms ♦ kitchen/breakfast room ♦ study ♦ utility room ♦ master bedroom with en suite ♦ 3 further bedrooms ♦ family bathroom ♦ garage with loft room ♦ landscaped gardens ♦ EPC rating = E

Situation

High Wycombe 1.4 miles, M40 (J4) 3.6 miles, Beaconsfield New Town 6.5 miles, Gerrards Cross 14.6 miles, Heathrow (J5) 19.2 miles. All distances and times are approximate and correct at time of writing.

The property is located in a conservation area, in a lovely quiet situation at the end of an attractive close with local facilities including Tesco Express, a doctors surgery and pharmacy.

High Wycombe train station is within reach with a regular train service to London Marylebone. The town has an abundance of facilities including two cinemas, John Lewis department store, a variety of shops, supermarkets, restaurants, bars and a sports and leisure complex.

High Wycombe hosts a rugby club, running club, bowling club and in The Rye, a cricket club, tennis club and a members' gym. Sporting facilities include golf at Flackwell Heath, Denham and Harleyford to name a few.

The area is renowned for its choice and standard of education, with Buckinghamshire being one of the last counties to maintain the traditional grammar school system. The property is ideally situated to take full advantage of the choice of grammar schools which include Wycombe High School for Girls, The Royal Grammar School for Boys and John Hampden Grammar School for Boys. There are also a number of independent schools including Godstowe preparatory school and Wycombe Abbey.

Description

4 Reynolds Close is a charming individual brick and flint cottage with a wealth of character. Built in the 1980's by the renowned local company Country Craftsman, who specialise in the design and building of unique reproduction properties. Reclaimed materials are used to give a very authentic, period construction. The property has lovely 'period' features throughout with wonderful attention to detail including old oak beams, hand-made doors with T hinges and latches, brick and flint detail.

The covered entrance porch opens into the reception hall with cloaks storage and stairs to the first floor. The dual aspect sitting room, with wall and ceiling



timbers, has an impressive inglenook style fireplace and views over the garden. The dining room to the front has a serving hatch through to the kitchen and door access to the back garden. The kitchen/breakfast room with views over the garden, is equipped with wall and floor units complemented by granite worktops and a central island with a breakfast bar. Integrated appliances include a Neff double oven, Neff gas hob with extractor and a fridge/freezer. The adjacent utility room is well equipped with units, a sink, space for appliances and a stable door out to the garden. A study and cloakroom complete the accommodation on this floor.

On the first floor the master bedroom has a wall of fitted wardrobes, period in style, and an en suite bathroom. There are three further bedrooms served by a family bathroom.

Outside

The property is approached over a gravel driveway, with room for several cars, and there is access to the rear garden. The detached double garage has the added benefit of a loft room which could be an office or hobbies room. The brick and flint walled garden is delightful with tended lawns and well stocked flower and shrub borders together with fruit trees and an impressive Bay Tree. Of particular note is the magnificent Wisteria clad rear wall.

Services

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

Tenure:

Freehold with vacant possession on completion

Local Authority:

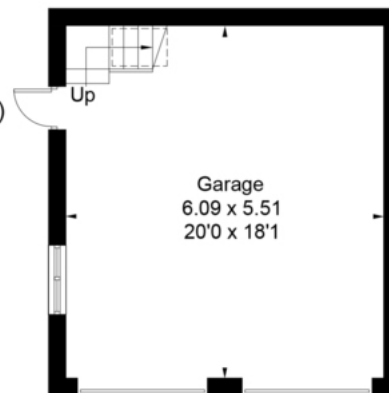
Wycombe District Council

Viewing:

Strictly by appointment with Savills

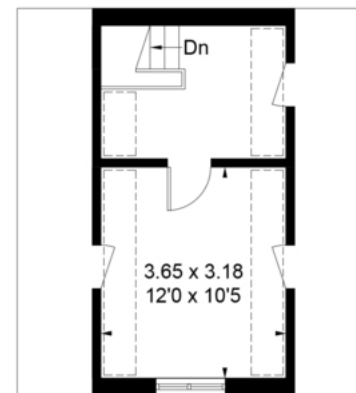


Approximate Area = 139.2 sq m / 1498 sq ft
Including Limited Use Area (1.0 sq m / 10 sq ft)
Outbuilding = 53.0 sq m / 570 sq ft
Outbuilding Including Limited Use Area (7.3 sq m / 78 sq ft)
Total = 192.2 sq m / 2068 sq ft
For identification only. Not to scale.
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Outbuilding Ground Floor

Area = 33.5 sq m / 360 sq ft
(Limited Use Area = 0.7 sq m / 7 sq ft)
(Not Shown In Actual Location / Orientation)

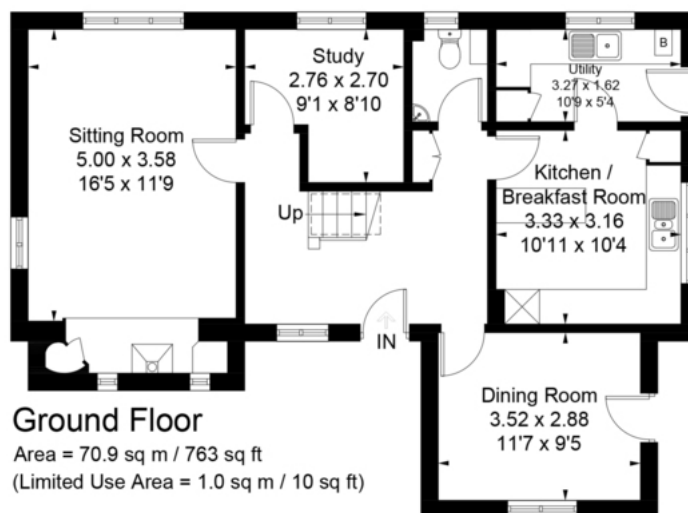


Outbuilding First Floor

Area = 19.5 sq m / 210 sq ft
(Limited Use Area = 6.6 sq m / 71 sq ft)

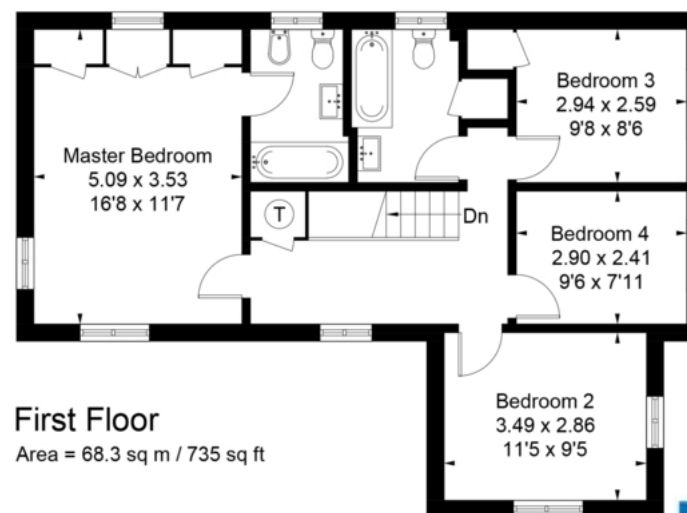


= Reduced head height below 1.5m



Ground Floor

Area = 70.9 sq m / 763 sq ft
(Limited Use Area = 1.0 sq m / 10 sq ft)



First Floor

Area = 68.3 sq m / 735 sq ft

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