



# Detached house close to the station with large garden

Amersham Hill, High Wycombe, Buckinghamshire HP13 6PG

Freehold

savills



Reception hall • 2 reception rooms • kitchen/breakfast room • utility room • 4 bedrooms • 3 bath/shower rooms • driveway and garage • large garden and terrace

#### Local information

High Wycombe Station 0.4 miles, M40 (J4) 2 miles (J4) 2 miles, Beaconsfield 6.8 miles, M4 (J8/9) 11.9 miles, Heathrow (T5) 23 miles, central London (Baker Street) 29 miles.

The property is conveniently located in Amersham Hill within 0.4 miles of High Wycombe train station with a regular train service to London Marylebone (30 minutes), Oxford (40 minutes) and Birmingham. Road connections are also good with the A404 which links with junction 4 of the M40 (leading to the M25 and M4) and the M4 (junction 8/9) for the West. The town has an abundance of facilities including two cinemas, John Lewis department store, Waitrose, House of Fraser, a variety of shops, supermarkets, restaurants, bars and a sports and leisure complex.

Sports enthusiasts are well catered for in the area. The Rye, with its 53 acres of open and recreational space, is within 0.5 miles and includes an open air lido and Wycombe Dyke for boating and fishing. There is also a cricket club, tennis club and a members' gym. High Wycombe hosts a rugby club, running club and bowling, and there are golf courses at Flackwell Heath, Denham and Harleyford to name a few. Nearby is Hughenden Manor, a National Trust property with acres of grounds and parkland and Hughenden Estate with over 135 acres of woodland.

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. Grammar schools in the area include The Royal Grammar School for boys (0.7 miles) Wycombe High School for girls (1.4 miles), and John Hampden Grammar School for boys (1.5 miles). There are a number of independent schools including Godstowe, Crown House, Pipers Corner and Wycombe Abbey to name a few.

All distances and times are approximate and correct at time of writing.

#### About this property

Located in the Amersham Hill Conservation Area, this detached four bedroom family home offers accommodation over two floors with a lovely mature garden to the rear. A covered entrance porch with oak panelling leads into the reception hall with cloaks storage and a cloakroom with a shower. Steps lead up to the family room which is of a good size with a flue less gas fire and French doors opening out on to the terrace. The drawing room is a bright triple aspect room with garden and terrace views and a fireplace with a flue less gas fire. The kitchen/breakfast room is comprehensively fitted with units and incorporates a breakfast bar. Appliances include an induction hob, extractor, double oven and space for an American style fridge freezer. An exterior door opens to the frontage, and the dining area has plenty of room for a table. The utility room to







the rear, with storage, space for appliances and door access to the rear, completes the accommodation on the ground floor.

Stairs from the sitting room lead up to the first floor. The principal bedroom enjoys wonderful views to the rear over the garden, a fully fitted dressing room and en suite bathroom. There are three further bedrooms, all with fitted wardrobes and served by a family bathroom.

#### Outside

The property is approached over a block brick driveway with a garage and parking for several cars, with planted borders and beds with mature trees and hedging on the boundaries. Gated side access leads to the rear garden with a terrace and paved area to the side and front of the house giving the perfect spot for outside entertaining. Steps up to a further patio opens to a large lawn area with flower and shrub borders and beds. A summerhouse and two sheds gives useful garden storage. The garden is interspersed with mature trees giving a secluded, lightly wooded feel with hedged and fenced boundaries. Of particular note is a stunning Blue Cedar Tree.

#### Services

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

**Tenure**  
Freehold

**Local Authority**  
Wycombe District Council

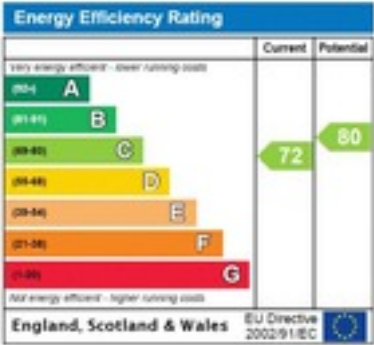
EPC rating = C

**Viewing**  
Strictly by appointment with Savills

Approximate Area = 195.8 sq m / 2107 sq ft  
Garage = 17.6 sq m / 189 sq ft  
Total = 213.4 sq m / 2296 sq ft  
For identification only. Not to scale.  
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Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)  
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