



Family home with wonderful far reaching views

Eglantine, Hammersley Lane, High Wycombe, Buckinghamshire, HP13 7BY

Freehold



Reception hall • open plan kitchen/breakfast/dining room • sitting room • utility room and study/bedroom • 5/6 bedrooms • 4 bath/shower rooms • driveway and garage • garden, summer house and large verandah

Local information

Penn Village 0.9 miles, High Wycombe 2.7 miles, Beaconsfield 4.5 miles, M40 (J3 for London) 2 miles, Heathrow 18 miles, London (Baker Street) 27 miles. All distances are approximate.

Eglantine is a beautifully presented family home located in an elevated position with extensive views over the Buckinghamshire countryside. The pretty village of Penn is within about 0.9 miles, with its green and duck pond, as well as a convenience store and an independent delicatessen for day to day needs. There are three pubs; Old Queens Head (gastro pub), The Red Lion (country village pub overlooking the green and duck pond) and the Horse and Jockey (village pub). The village benefits from both First and Middle schools, a sports and social club and doctors surgery.

The property is well placed for commuting to central London from Beaconsfield and High Wycombe train stations, both a few miles distant. 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.

There is a wealth of sporting and recreational amenities available in the local area including golf at Beaconsfield, Temple and The Buckinghamshire Golf Clubs. Stoke Park Golf and Country Club has outstanding leisure and recreational facilities and is within 10 miles and Bisham

Abbey, one of Sport England's National Sports Centres, is about 7 miles away. Henley and Marlow offers rowing clubs and the local towns have popular rugby, football and tennis clubs.

Buckinghamshire is renowned for its choice and standard of schooling. The county is one of the last to maintain the traditional grammar school system with local schools including the Royal Grammar School, John Hampden School and Wycombe High School. Independent schools in the area include Wycombe Abbey, Caldicott, Pipers Corner, Godstowe and Davenies.

About this property

Eglantine is a wonderfully presented and spacious family home. The house offers versatile and flexible accommodation together with a lovely veranda to the rear overlooking the garden and giving distant views.

A covered entrance porch opens into a welcoming reception hall with stairs to the first floor, door access to the garage and a walk in cloaks cupboard. To the front is a study, but could equally be used as a reception room or bedroom and across the hall is a family bathroom. Italian porcelain flooring flows from the reception hall through to the kitchen/breakfast/dining room, which is the hub of the house, and perfect for family life. The kitchen itself is well appointed with a good range of units complemented by granite worktops, with a central island





incorporating a breakfast bar. There is a gas AGA, an integrated dishwasher and space for an American fridge/freezer. A door from the kitchen opens to the side of the house. The dining area is generous, with bi-fold doors opening on to the verandah, and there is plenty of room for a large table and a sofa. The sitting room, with solid oak flooring is of excellent proportions and provides an elegant space to relax. The room overlooks the garden with bi-fold doors on to the verandah and a fireplace with a dual fuel wood burner. A utility room with units and space for appliances completes the accommodation on the ground floor.

Stairs rise to the first floor landing with a walk in airing cupboard. The impressive principal bedroom is spacious and enjoys a Juliette balcony overlooking the garden with wonderful views. The room benefits from fitted wardrobes and an en suite bathroom. There are four further good sized bedrooms, two with en suite shower rooms and one with fitted wardrobes.

Outside

A driveway to the front of the property provides parking for several vehicles and there is a single garage. Gated side access leads to the rear garden which enjoys wonderful distant views. The garden is mainly laid to lawn with shrub borders and is enclosed with fencing. There is an ornamental pond, together with a pergola and terrace area. A garden path leads to the summer house which is ideal for use as a home office. A gate on the rear boundary gives access to the surrounding woodland. A real feature of the property is the

raised covered verandah adjoining the house, providing year round outside space, perfect for entertaining or for relaxing and enjoying the view.

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

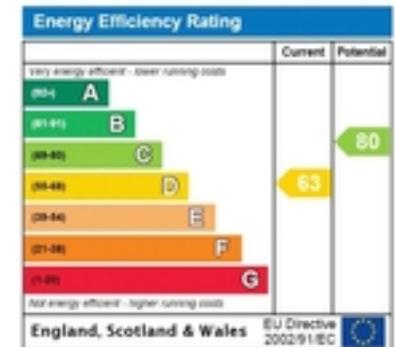
Approximate Area = 328.4 sq m / 3535 sq ft
 Garage = 17.5 sq m / 188 sq ft
 Outhouse / Gym = 18.5 sq m / 199 sq ft
 Total = 364.4 sq m / 3922 sq ft
 Including Limited Use Area (9.4 sq m / 101 sq ft)
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Ground Floor

First Floor

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