



New build family house in a cul de sac location

Foxhill Close, High Wycombe, Buckinghamshire, HP13 5BL

Freehold



Reception hall • kitchen/family/dining room • sitting room • utility room • 4 bedrooms (2 en suite) • family bathroom • driveway, garden and terrace • excellent location for local schools and transport

Local information

High Wycombe 1.4 miles (walking distance 1 mile), M40 (J4) 2.5 miles, Beaconsfield 6.5 miles, M4 (J8/9) 17 miles, Heathrow (T5) 22 miles, central London (Baker Street) 30 miles.

The property is conveniently positioned at the end of a quiet cul de sac and is ideally located for The Royal Grammar School and High Wycombe train station with a regular train service to London Marylebone and Birmingham.

Road connections are excellent with easy access to the M40 junction 4 (Handy Cross) providing a direct link between London and Birmingham and leading to the M25. The A404 at Handy Cross gives access to the M4 (junction 8/9) for the West.

The town has an abundance of facilities including two cinemas, the Swan Theatre, John Lewis department store, a variety of shops, supermarkets, restaurants, bars and a sports and leisure complex. Nearby is Hughenden Manor, a National Trust property with acres of grounds and parkland and Hughenden Estate with over 135 acres of woodland. Sports enthusiasts are well catered for in the area. The Rye, with its 53 acres of open and recreational space, is within 1.5 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 club, and there are

golf courses 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. Local grammar schools include The Royal Grammar School for boys (0.5 miles), Wycombe High School for girls and John Hampden Grammar School for boys. There are a number of independent schools including Godstowe, Crown House, Pipers Corner and Wycombe Abbey to name a few.

All distances are approximate.

About this property

This new build, well located detached family house has been constructed by a local developer to a high specification throughout. Nestled at the end of a quiet cul-de-sac, the house offers excellent family accommodation over three floors with views over Hughenden Manor.

A covered front door opens into a welcoming reception hall, with underfloor heating and solid oak wood flooring extending throughout the ground floor. A cloakroom lies off the reception hall and a staircase rises to the first floor. The sitting room to the front enjoys a fireplace with a granite hearth and a gas wood burner gives a cosy feel to the room. The kitchen/family/dining room is a wonderful sociable space, ideal for family life, with





plenty of room for a table and a seating area. Two sets of bi-fold doors open on to the terrace and give lovely distant views. The kitchen itself is comprehensively fitted with a range of Shaker style units, complemented by oak worktops, while a breakfast bar gives the ideal place for informal dining. Integrated appliances include an induction hob, extractor, double oven and a fridge/freezer. An adjacent utility room, with door access to the outside, has units with worktops and space for appliances.

Tenure
Freehold

Local Authority
Wycombe District Council

EPC rating = B

Viewing
Strictly by appointment with Savills

On the first floor, the principal bedroom lies to the rear with an en suite shower room. There are two further bedrooms, one with fitted wardrobes, both served by the family bathroom. Stairs from the landing lead to the second floor, opening into a further bedroom, with eaves storage and an en suite shower room. This room provides an excellent flexible space and could also be used as a games room/office or as a guest suite. The bath/shower rooms on both floors have underfloor heating.

Outside

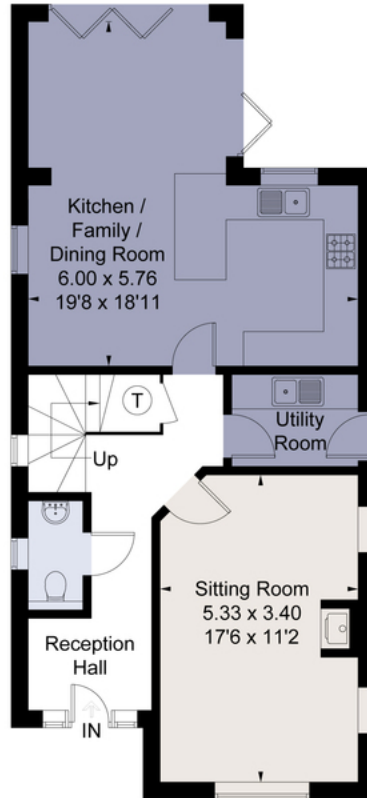
To the front of the property is driveway parking for two vehicles. A path, allowing for wheelchair access, leads to the front door. Gated access from both sides leads to the rear garden, which is mainly laid to lawn and enclosed with fencing. The garden enjoys wonderful elevated views over Hughenden Manor and a wide terrace adjoins the rear of the property, providing the perfect spot for outside entertaining.

Services

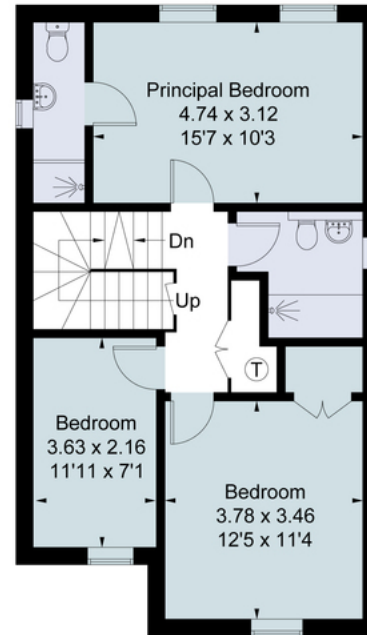
All mains services connected. Please note that none of the services have been tested.



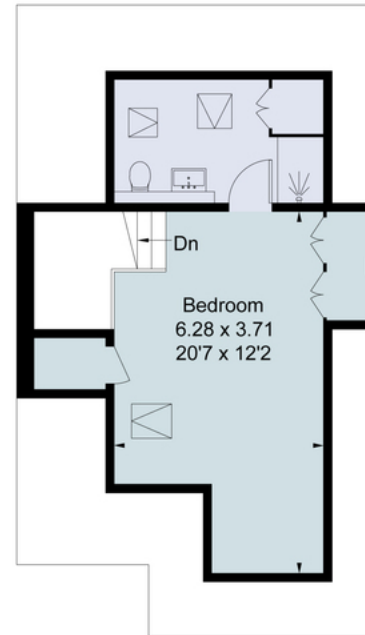
Approximate Area = 158.4 sq m / 1705 sq ft
 For identification only. Not to scale.
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Ground Floor



First Floor



Second Floor

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
 fourwalls-group.com 269303

Energy Efficiency Rating		Current	Potential
100-91	A		93
90-81	B	85	
80-65	C		
64-48	D		
47-35	E		
35-23	F		
22-10	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			

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