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ESTATE AGENTS

Wayside House, 2 Hampden Road, High Wycombe, Buckinghamshire, HP13 6SX





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**Offers over £725,000**

**\*\* £500 PAID TO THE BUYER IF BOUGHT THROUGH FORD & PARTNERS \*\*** A landmark house that has undergone an extensive renovation and restoration project. Set up high with a 180 degree view over the town, Wayside House is situated on the corner of Hampden Road & Benjamin Road within a short walk to the mainline train station, Hughenden Park and the town centre.



## Description

You approach the property up stone steps to the front door, through the door you enter the impressive hallway with original restored flooring and sweeping stairs in front. To your right-hand side, you have the cosy sitting room with an open period fireplace and double aspect view overlooking the rear garden. Back into the hallway, you have access into the kitchen diner, study, and a large formal dining room that benefits from a large bay window. The newly fitted kitchen has been well planned with a small but effective glass extension which now gives additional space for a dining table and utility cupboard.

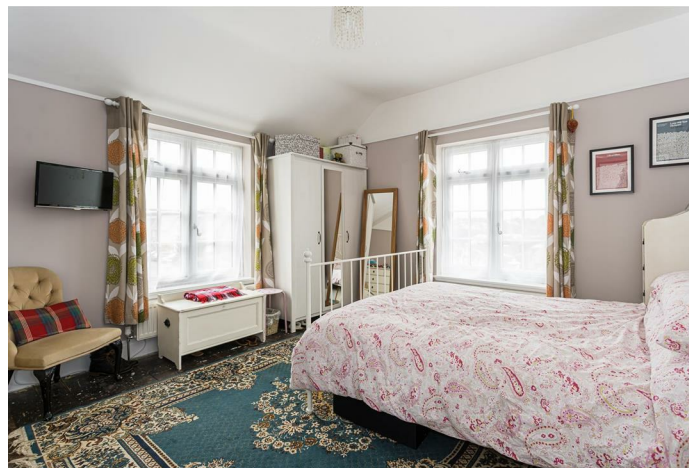
On the first floor you have five bedrooms and two newly fitted bathrooms. The principle bedroom enjoys original wooden flooring, a double aspect view and original fireplace. Bedroom two also shares the same features as the principle bedroom. There is a generous landing with a large picture window that floods light into the landing and down the stairwell. The oak staircase has been renovated and recarpeted with original stair clips – there is also ample storage underneath.

The owners have paid careful attention to keep the original charm and characterful features. These amongst many others include original fireplaces, restored original flooring, picture rails, a period furnace in the hallway and many more. The newer additions include solid oak flooring, a high specification kitchen and bathrooms, new double-glazed windows with exposed Georgian bars, new central heating system that has a pressurised storage tank and Hive controlled, and a fully insulated loft. This is a property that must be viewed to really appreciate the work that has gone into making this family home so beautiful.

The front and rear gardens have been landscaped to a high standard from new lawn, to a new brick build retaining wall to the rear. The rear garden enjoys an elevated and south facing view. Tucked away in the rear garden, there is a purpose-built home office with underfloor heating and a hardwired internet connection – perfect for working from home!

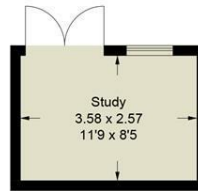
## Situation

Wayside House is situated on the corner of Hampden Road and Benjamin Road. It is just a short walk to the mainline train station, Hughenden Park and the town centre. There a vast choice of state, grammar and independent schools all within walking distance, the most local being Hamilton Academy.

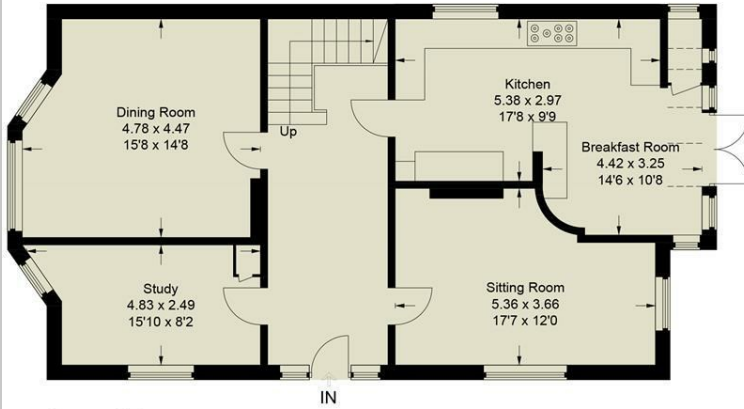


# Floor Plans

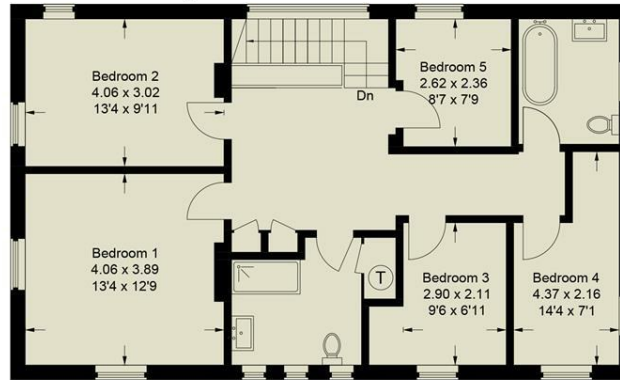
Approximate Gross Internal Area  
 Ground Floor = 92.6 sq m / 997 sq ft  
 First Floor = 85.3 sq m / 918 sq ft  
 Outbuilding = 9.2 sq m / 99 sq ft  
 Total = 187.1 sq m / 2,014 sq ft



(Not Shown In Actual Location / Orientation)



Ground Floor



First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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# Area Map



# Energy Performance Graph

