



FORD & PARTNERS

ESTATE AGENTS



Woodstock, 45 Amersham Hill



Woodstock, 45 Amersham Hill, High Wycombe, Buckinghamshire, HP13 6PG

Guide price £850,000

****£300 PAID TO THE BUYER IF BOUGHT THROUGH FORD & PARTNERS****

Situated in the Amersham Hill Conservation area, Woodstock is a detached family home which sits on an approximate plot of 0.27 acres. The garden is a beautiful feature of this property with a spacious south-facing patio area that is great for entertaining. The west-facing rear garden extends approximately 130 feet to the westerly boundary, with a multipurpose outdoor cabin that has power and light.

* Virtual Viewing Available - Please contact the office to receive the link *

Description

Woodstock's accommodation is arranged over two floors with four double bedrooms situated on the first floor. The Master Bedroom enjoys a lovely view through a picture window of the rear garden, it also benefits from a walk-in wardrobe and ensuite. The ground floor accommodation is well-proportioned with two large reception rooms, a kitchen/diner, a shower room and utility room. The whole house is bright and airy due to having large UPVC double glazed windows which flood natural light into the rooms.

Further features include, gas central heating, supplemented by flue- less gas fires, a garage, ample driveway parking, together with a 'C' EPC rating.

Situation

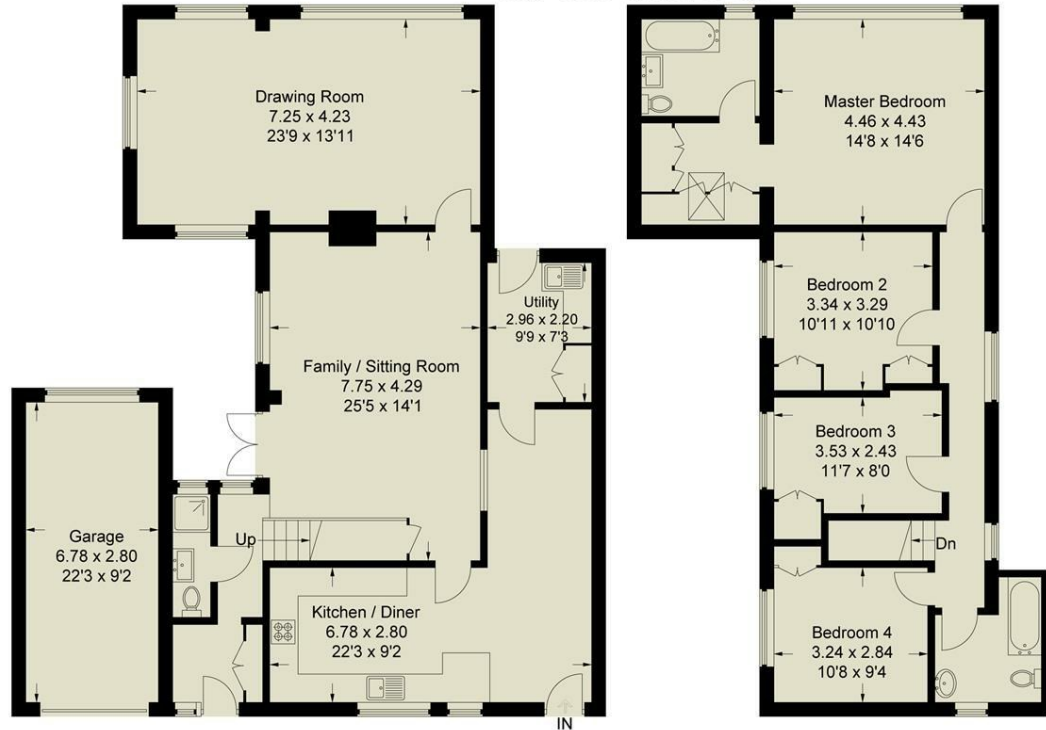
Amersham Hill is located towards the north-side of High Wycombe's Town Centre with very close proximity to the mainline train station and excellent schooling – both state and independent. Some of these include Godstowe, The Royal Grammar School, Wycombe Abbey, John Hampden Grammar School, Wycombe High Grammar School and many more. The mainline train station is only 0.2 miles away where you can be at London Marylebone Station in just 28 minutes. This mainline station also serves commuters to Birmingham, Banbury, Aylesbury and not forgetting the Bicester shopping outlet. For commuters by road, the location is very convenient too because High Wycombe benefits from two M40 motorway junctions J3 & J4 with J4 just 2 miles away.

Being so close to the town centre, the property is also within walking distance to the Hospital, many supermarkets such as Tesco, Morrisons, Sainsburys, Aldi, Lidl, M&S and is a short drive to Waitrose and the sports centre – all with parking facilities.



Floor Plans

Approximate Gross Internal Area
 Ground Floor = 108.9 sq m / 1,172 sq ft
 First Floor = 81.1 sq m / 873 sq ft
 Garage = 18.1 sq m / 195 sq ft
 Summer House = 5.2 sq m / 56 sq ft
 Total = 213.3 sq m / 2,296 sq ft



Ground Floor

First Floor

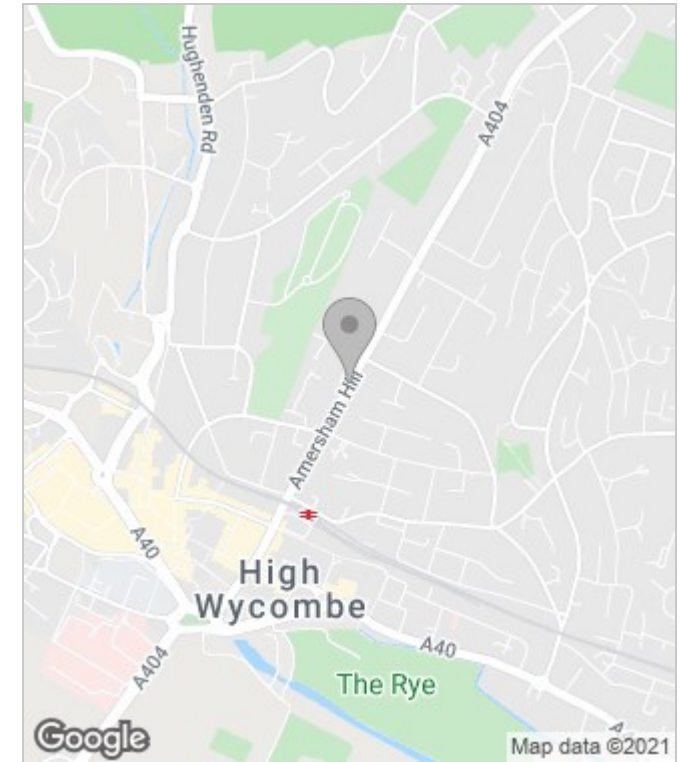


(Not Shown In Actual Location / Orientation)

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

