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ESTATE AGENTS



Ockley House, Rye View, High Wycombe, Buckinghamshire, HP13 6HL



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Guide price £775,000

SOLD A large detached family home situated within walking distance to the railway station and town centre. Ockley house has undergone a complete refurbishment over recent months and now offers an opportunity for a new family to occupy this versatile home without the need of extensive and time consuming works.

Description

Ockley House is a detached family home positioned at the end of a quiet cul-de-sac off of Rectory Avenue. The versatile accommodation is arranged over 3 floors and measures a total 2293 sqft.

When entering the property through the main entrance, you are welcomed into the entrance lobby where there are hooks for coats and space for shoes. Through the door to your right, takes you into the central hallway with the large lounge/diner on your right-hand side and recently renovated kitchen in front. To the left, there are a few newly carpeted steps which lead you up to bedroom two, three and four. Bedroom two is currently used as an additional living room and study area with a shielded view over the front garden. There is also a separate toilet and a family bathroom on this level.

On the top floor and with its own landing space, you have access into the master bedroom. The master bedroom benefits from fitted wardrobes and a newly refitted ensuite shower room. There is also access into the eves space off the landing where there is potential for two further bedrooms (subject to planning permission).

On the lower level, accessed via the Kitchen, takes you to a large reception room which could be used as a very large fifth bedroom, children's playroom, home office or media room. You also have internal access into the garage on this level where part has been partitioned for the use of a utility room.

The garden has recently been landscaped and cleverly separated into two designated zones - one for entertaining and the other for general family use.



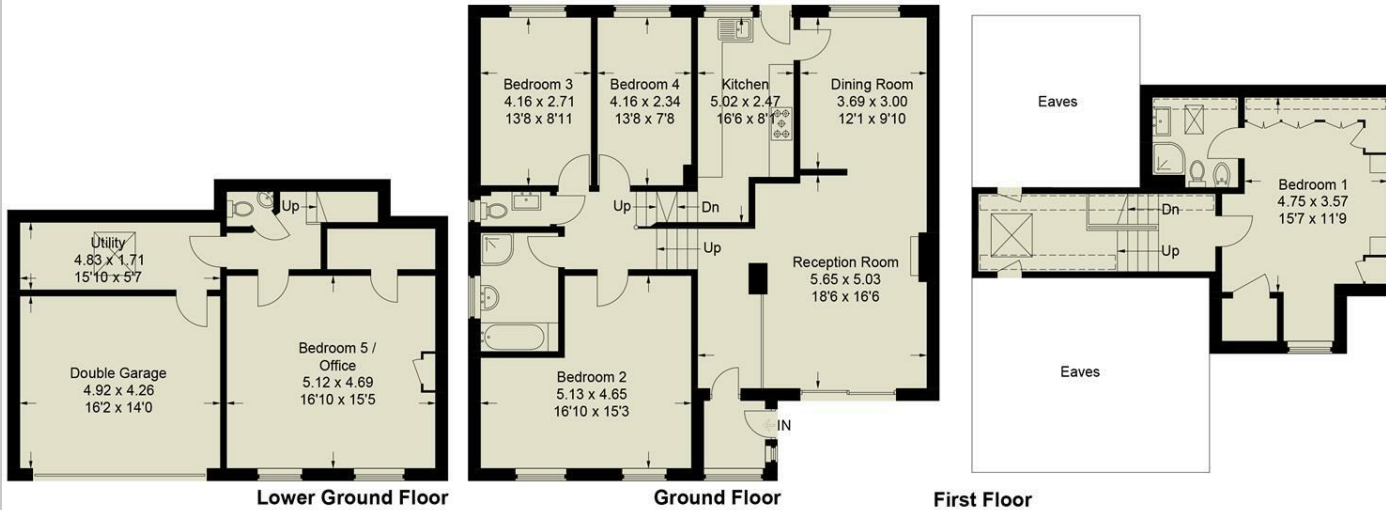
Situation

Ockley House is conveniently located just a short walk to the mainline train station, via the Chiltern Railway Service, you'll be at London Marylebone Station in just 27 minutes or Oxford in 38 minutes. South Buckinghamshire is renowned for excellent state and independent schools, and High Wycombe has some of the best. All walkable from the property and in high demand, there's Wycombe Abbey, the Royal Grammar School, Wycombe High School, Godstowe and John Hampden.



Floor Plans

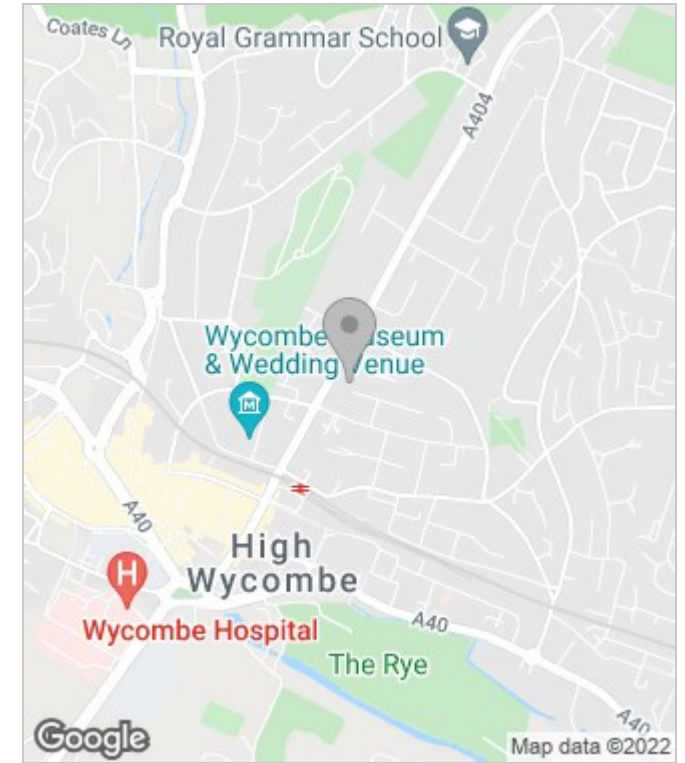
Approximate Gross Internal Area
 Lower Ground Floor = 63.4 sq m / 682 sq ft
 Ground Floor = 112.2 sq m / 1,207 sq ft
 First Floor = 37.5 sq m / 403 sq ft
 Total = 213.1 sq m / 2,293 sq ft



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

