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Stanford, 17 Rectory Avenue, High Wycombe, Buckinghamshire, HP13 6HN





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**Guide price £1,200,000**

A magnificent 1930's detached residence sitting on one of the largest and widest plots on the most sought after Rectory Avenue. This fine home has been extended by the current owners to offer a modern plan enclosed within a beautiful period exterior.



## Description

When entering the property via the front aspect, you are greeted by the beautiful original front door with a bricked porchway.

Through the front door, you are welcomed into the spacious central hallway that benefits from period features. Through a door to your left, you enter into the formal dining room boasting further original period features and a view over the front gardens. Back through the central hallway, you have access into the large open plan kitchen diner which spans 32 feet in length due to the extension which was constructed in 2016. The sitting room, which can be either accessed from the hallway or kitchen/diner, also boasts many period features such as the original brick-built herringbone style fire place with integrated multi fuel burner.

Accessed through double doors in the sitting room, you have the large 250 square foot conservatory with views out over the front and rear gardens. Through the double doors to the rear of the conservatory, there is a private and secluded patio area which can also be accessed from the kitchen diner – perfect for morning coffee or afternoon tea with friends and family.

On the first floor, there are five bedrooms and a family bathroom. Two of the bedrooms benefit from ensuite shower rooms with the remaining three bedrooms sharing the four-piece family bathroom.

Sitting on an impressive 0.33-acre plot, Stanford benefits from substantial front and rear gardens. There are a number of mature trees and flower beds located around the plot, with a large mature hedge shielding the level front garden from Rectory Avenue offering tranquil privacy. There is also a 24 foot by 12 foot summer house with electricity that has great potential for a home office.



## Situation

Rectory Avenue is positioned on the North Side of High Wycombe's town centre, within easy reach from the mainline railway station. Via the Chiltern Railway Service, you'll be at London Marlyebone 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. Walkable from the property there are the much sought after schools such as Wycombe Abbey, the Royal Grammar School, Wycombe High School, Godstowe and John Hampden. Heathrow airport is also just a 30 minute drive from the property.





# Floor Plans

Approximate Gross Internal Area  
 Ground Floor = 127.2 sq m / 1,369 sq ft  
 First Floor = 93.9 sq m / 1,011 sq ft  
 Garage / Workshop = 26.7 sq m / 287 sq ft  
 Total = 247.8 sq m / 2,667 sq ft



Ground Floor

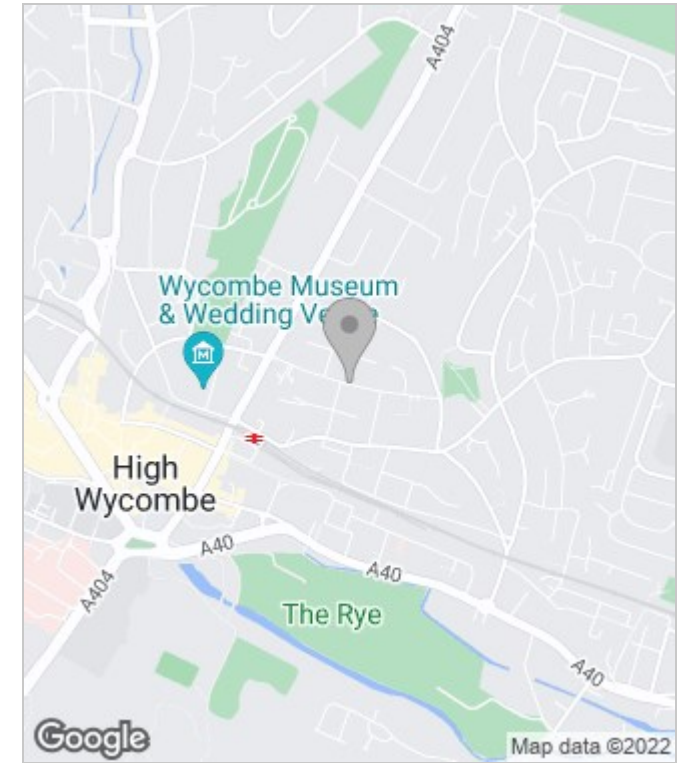


First Floor

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

