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St Francis House Amersham Road, High Wycombe, Buckinghamshire, HP13 5AB



**St Francis House Amersham Road, High Wycombe, Buckinghamshire, HP13
5AB**

Guide price £995,000

A rare and unique opportunity to purchase a landmark home located within a secluded and mature plot of approximately 0.4 acres in need of refurbishment. The Grade II Listed former Vicarage is believed to date back to 1929/1930 and was designed by the famous Sir Giles Gilbert Scott. This fine home benefits from 2.6m high ceilings, original fireplaces and fittings such as original panelled doors and door furniture.

Description

When entering the property through the front door, you are welcomed by a brick archway with access into the central hallway. Off the central hallway, there is access into the formal dining room, the sitting room and an additional reception that both benefit from a large, curved bay-window. To complete this level, there is a utility room, a cloakroom and the separate kitchen with side access.

On the first floor, there are four well-proportioned double bedrooms and the family bathroom with a separate toilet.

Further features include gas central heating, double glazing and solar panels.

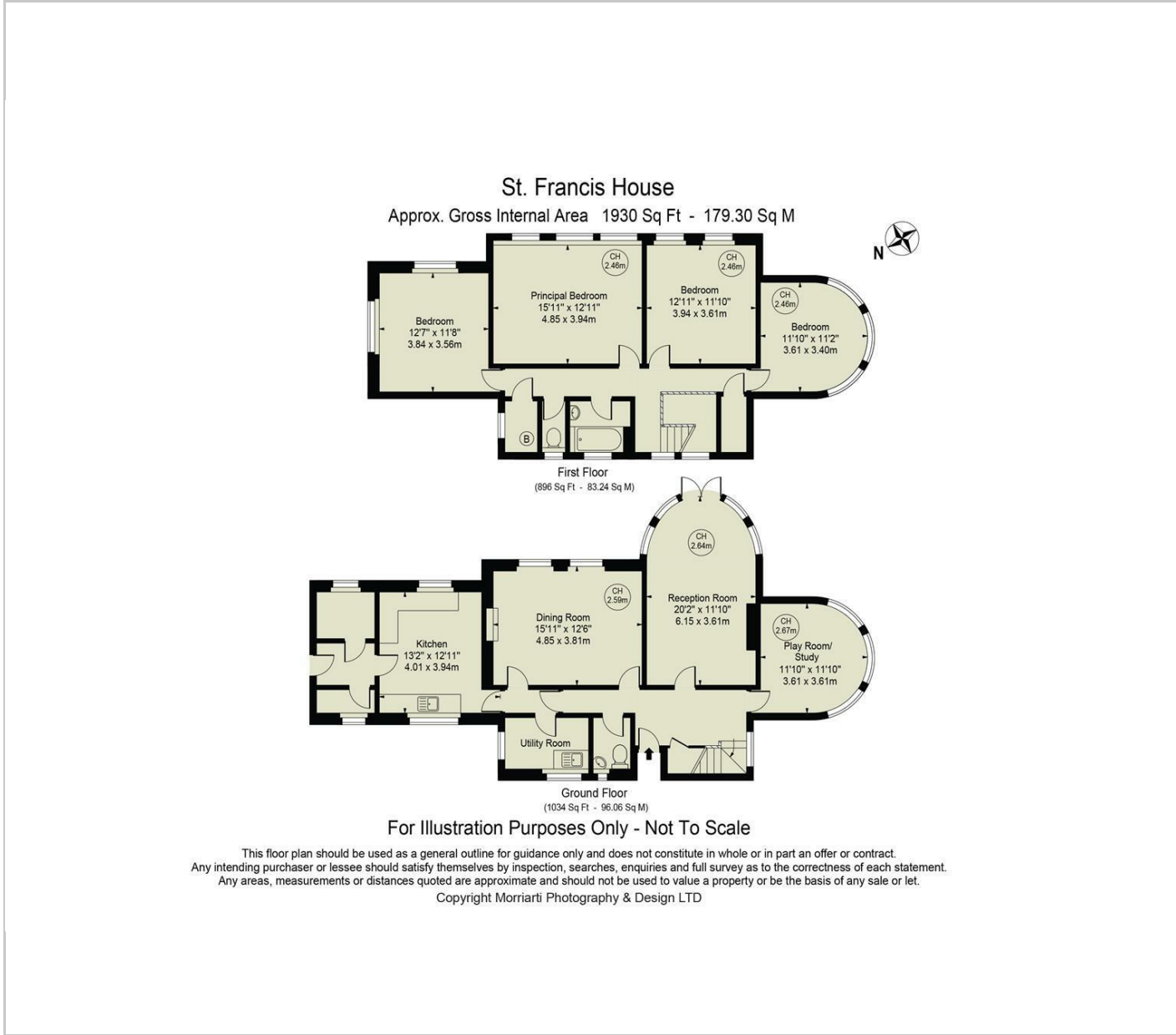
Situation

The characterful home sits in the centre of its plot with the South-Easterly rear garden shielded by a number of mature hedgerows. The home itself is situated on the north-side of High Wycombe's Town Centre approximately 1 mile from 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



Area Map



Energy Performance Graph

