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— ESTATE AGENTS —



Daws Hill Lane, High Wycombe, HP11 1PW



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£3,750 Per month

A charming five-bedroom detached family home nestled on a generous plot in one of High Wycombe's most prestigious neighbourhoods.

Description

Positioned on the highly sought-after Daws Hill Lane, this exceptional five-bedroom, three-bathroom home offers an ideal blend of luxury, space, and convenience. Situated on an expansive half-acre plot, the property boasts beautiful front and rear gardens, providing a serene and private setting.

The highlight of the home is the principal bedroom suite, complete with a luxurious ensuite bathroom and a spacious dressing room. The remaining well-appointed bedrooms offer ample accommodation, perfect for families or guests.

A double garage provides secure parking and additional storage, while the prime location ensures easy access to highly regarded Grammar Schools and local amenities. This distinguished property presents a rare opportunity to reside in a home of such calibre.

Situation

Situated in a prime location, residents can enjoy easy access to a plethora of leisure and entertainment facilities, including the Marlow Hill sports centre and the Handy Cross multi-screen cinema complex. High Wycombe's new centre, Eden, further enhances the local lifestyle with its array of leisure and shopping amenities, including a 12-screen cinema, a 22-lane bowling alley, various restaurants, and popular high street shops.

For commuters, the Chiltern Line offers a regular rail service to London Marylebone from High Wycombe station, completing the journey in approximately 25 minutes. Junction 4 of the M40 motorway provides convenient access to London and the M25. The region is renowned for its excellent state and private education options, including prestigious institutions such as The Royal Grammar School, Wycombe High School, John Hampden, Wycombe Abbey, and St Michael's Catholic School.



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Approximate Gross Internal Area (Excluding Lean To)

Ground Floor = 1424 sq ft / 132.3 sq m
First Floor = 1398 sq ft / 129.9 sq m
Double Garage = 386 sq ft / 35.9 sq m
Total = 3208 sq ft / 298.1 sq m

Floor Plan Details:

Ground Floor:

- Family Room: 22'3" x 14'0" (6.78 x 4.26m)
- Kitchen: 15'7" x 10'8" (4.76 x 3.24m)
- Breakfast Room: 11'7" x 10'11" (3.54 x 3.32m)
- Dining Room: 13'0" x 12'11" (3.96 x 3.94m)
- Sitting Room: 17'9" x 15'10" (5.40 x 4.83m)
- Lean To: 14'5" x 8'10" (4.39 x 2.68m)
- Utility
- Store / Larder: 13'8" x 5'4" (4.17 x 1.62m)
- Boot Room
- Double Garage: 20'6" x 18'8" (6.26 x 5.69m)
- Entrance Hall
- Up (Stairs)
- IN (Front Door)

First Floor:

- Bedroom 1: 16'7" x 13'7" (5.05 x 4.14m)
- Bedroom 2: 13'7" x 12'4" (4.15 x 3.76m)
- Bedroom 3: 15'10" x 11'8" (4.83 x 3.56m)
- Bedroom 4: 12'11" x 11'8" (3.94 x 3.56m)
- Bedroom 5: 8'5" x 8'0" (2.56 x 2.43m)
- Dressing Room: 18'5" x 8'10" (5.72 x 2.68m)
- Bathrooms
- Down (Stairs)

Legend:

- [Dashed Line] = Reduced headroom below 1.5m / 5'0"
- (CH 2.70) = Ceiling Height

Floor Plan produced for Ford & Partners by Media Arcade ©.

Illustration for identification purposes only. Window and door openings are approximate. Whilst every attempt is made to assure accuracy in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

A map snippet from Google Maps showing a residential area. A grey location pin is placed on Daws Hill Ln, just north of its intersection with A404. Desborough Ave runs vertically on the left side of the map. The map shows various streets, green spaces, and a blue river or canal at the bottom. The Google logo and 'Map data ©2025' are visible in the bottom left corner.

Energy Efficiency Rating

	Current	Potential
<p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p><i>Not energy efficient - higher running costs</i></p>	<p>63</p>	<p>72</p>
<p>England & Wales</p>	<p>EU Directive 2002/91/EC</p>	