



**School Close, High Wycombe, Buckinghamshire, HP11 1PH**

*An exceptional, extended and beautifully presented family home in a highly sought-after private road with large gardens.*

| Beautiful Detached Home in Prestigious Private Road | Extended and Refurbished to an Exceptional Standard | Large Reception Hall with Galleried Landing | Guest Cloakroom | 30'9 Through Lounge & Dining Room | Study with Bespoke Fitted Cupboards/Shelving | Spacious Kitchen/Diner With Island and Bifold Doors to the Garden | Utility Room | Master Bedroom with En-Suite Dressing Room and Shower Room | Bedroom Two with En-Suite Shower Room | Three Further Bedrooms | Family Bathroom | Gas Central Heating | Replacement Windows | Solar Panels | Integral Garage | Driveway Parking for Several Vehicles | Delightful Level Private Gardens | Viewing Highly Recommended |

We are delighted to present this beautiful, extended, detached home located in a prestigious private road on the south side of the town. The property is presented to an exceptional standard having been extended and completely refurbished by the present owners and now offers spacious accommodation with an inviting reception hall with staircase to galleried landing, guest cloakroom, large through living/dining room, study and open kitchen/diner with bifold doors to the patio terrace and access to utility room & garage. On the first floor there are 5 spacious bedrooms. The master has en suite shower room and separate dressing room, bedroom two has an en suite shower room and there is a family bathroom serving the remaining three bedrooms. The extensive rear garden is delightful, an excellent size, level and laid principally to lawn, and the front has driveway parking leading to the integral garage with lawn and hedged borders. There is scope to extend, convert loft and accommodate a swimming pool subject to the normal planning consents. Viewing is essential.

**Price... Guide Price £1,250,000**

*Freehold*

Energy Efficiency Rating		
	Current	Potential
<i>Vary energy efficient - lower running costs</i>		
(92+)	A	
(81-91)	B	87
(69-80)	C	88
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
<i>Not energy efficient - higher running costs</i>		
England & Wales		EU Directive 2002/91/EC
www.epc4u.com		



## LOCATION

Situated in one of the towns most sought after locations, the property is within walking distance of both John Hampden and Wycombe High Grammar schools as well as being easily accessible to the town centre and railway station. Junction 4 of the M40 motorway is no more than a 5-minute drive and there are a wide variety of supermarkets, hospitality and retail venues as well as Leisure Centre, Gyms and Cinema all close by.



## DIRECTIONS

From the roundabouts in the centre of High Wycombe ascend Marlow Hill, pass through the first set of traffic lights and on reaching the second set turn left into School Close. The property will be found on the left-hand side.



## ADDITIONAL INFORMATION

### COUNCIL TAX

Band G

### EPC RATING

B

### MORTGAGE

Contact your local Wye Residential office who can introduce you to their Independent Financial Adviser

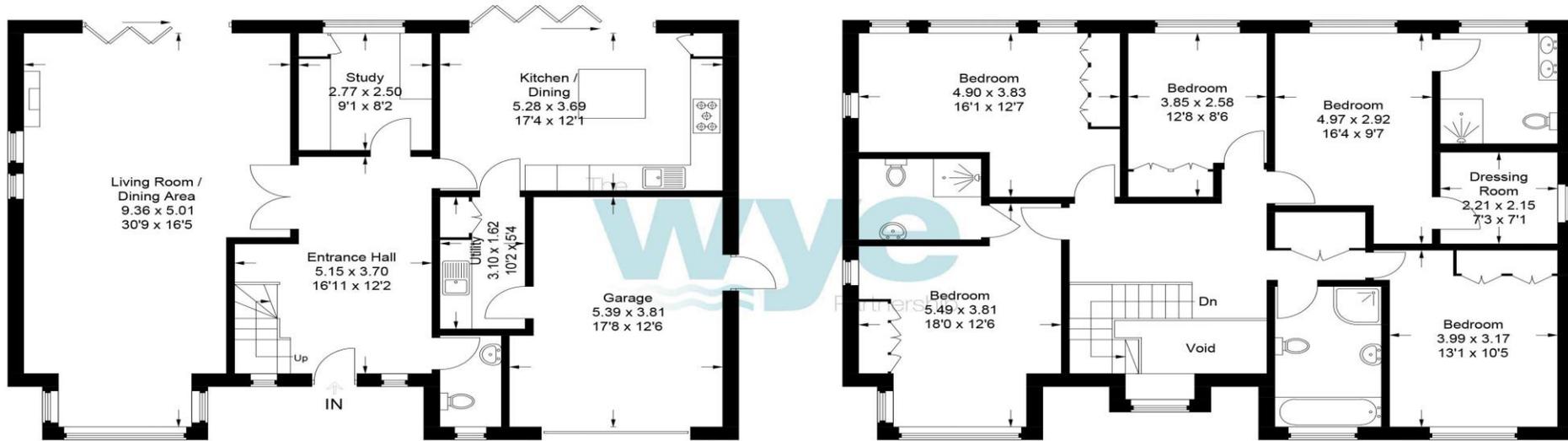


*Whilst we endeavour to make our sales details accurate and reliable they should not be relied upon as statements of representation of fact and do not constitute any part of an offer or contract.*



# 17 School Close

Approximate Gross Internal Area  
Ground Floor (Including Garage) = 116.0 sq m / 1,248 sq ft  
First Floor (Excluding Void) = 111.4 sq m / 1,199 sq ft  
Total = 227.4 sq m / 2,447 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.  
© CJ Property Marketing Ltd Produced for Wye

Wye House, 15 Crendon Street, High Wycombe Bucks, HP13 6LE  
01494 451 300  
wycombe@wyeres.co.uk  
wyeres.co.uk

The **wye** Partnership