



Ashwood, Water End, Beacons Bottom, Buckinghamshire, HP14 3XF - £1,225,000

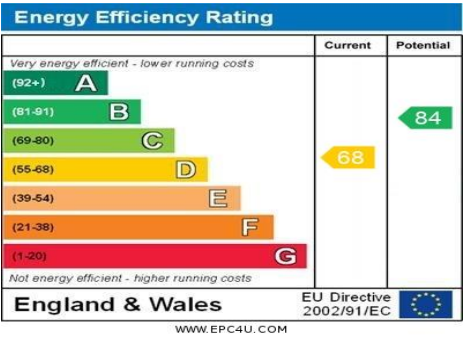
An impressive family five bedroom family detached home in a tucked away countryside location

Entrance Hall | Cloakroom/W.C. | Snug | Living Room | Dining Room | Conservatory | Kitchen/Breakfast Room | Utility Room | Family Room/Annexe | Shower Room | Office | First Floor Landing | Four Double Bedrooms | En-Suite To Bedroom Two | Family Bathroom | Main Bedroom Suite To Second Floor With Dressing Area & En-suite | Oil Fired Heating To Radiators | Double Glazing | Front & Rear Garden | Ample Off Street Parking | Countryside Location |

With character features, modern fitments throughout and spacious accommodation over three floors this home is perfect for modern day family living. The light and airy entrance hall provides access to the cloakroom/W.C. snug reception room and large living room with feature fireplace. the living room opens to the dining room with conservatory to rear overlook the garden. The main focal point is the well-appointed kitchen/breakfast room with central island breakfast bar and built in bench seating. The convenient utility room leads to the family room with shower room and office about that could easily be used as a self-contained annexe. Four double bedrooms, one with ensuite shower room and the family bathroom are located on the first floor with the main bedroom suite occupying the second floor with dressing area, bespoke fitted storage and 'wet room' style ensuite. Oil fired heating to radiators and double glazing also feature. Outside the property is approached by a gated gravel drive with decent size front garden. The enclosed rear garden is secluded and is laid to patio and level lawn.

Price... £1,225,000

Freehold



LOCATION

Beacon's Bottom is a hamlet surrounded by open countryside. It has a garden centre with café and community centre. Further amenities can be found in the neighbouring village Stokenchurch, which include local shopping facilities, doctor surgery, dental surgery, chemist, café and further local schools. The area boasts beautiful countryside and is nearby to the riverside town of Marlow and the larger town of High Wycombe, which offers more extensive facilities. Junction 5 of the M40 is located nearby and the location is ideal for the commuter to London, Oxford and Birmingham, via either the motorway or the mainline railway service direct to London Marylebone, Oxford and Birmingham, located at High Wycombe, approximately 6 miles away.

DIRECTIONS

From the centre of our Stokenchurch office, proceed in an easterly direction on the Oxford Road (A40), which then becomes Wycombe Road, to Studley Green. Turn left into Water End Road. At the bottom of the Road Water End Road continues to your right where the property can be found on the left.

ADDITIONAL INFORMATION

EPC Rating

D

Council Tax

Band G

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 on as statements of representation of fact and do not constitute any part of an offer or contract.



Approximate Gross Internal Area 3054 sq ft - 283 sq m

Ground Floor Area 1469 sq ft - 136 sq m

First Floor Area 1079 sq ft - 100 sq m

Second Floor Area 506 sq ft - 47 sq m

