



**Oak Tree Cottage, 5 Overdales, Hazlemere, Buckinghamshire, HP15 7QD - £995,000**



*A modern, brick and flint, three-bedroom detached house (built 2009) with spacious living areas, study, utility, en-suite principal bedroom and sought-after location near top schools.*

This impressive, three-bedroom, detached house, built in 2009 by highly regarded local builders and thoughtfully designed by the current owners, offering a harmonious blend of modern living and characterful features. Located just off Manor Road, in a highly sought-after area with excellent access to schools of all ages, including renowned grammar schools, this bespoke home must be viewed to be truly appreciated. The property benefits from underfloor heating throughout both the ground and first floors, beginning with a welcoming, reception hallway featuring stylish, tiled flooring and a staircase to the upper level. The spacious living room is enhanced by a charming fireplace with a wood-burning stove and leads seamlessly through double doors to the outside space. A dedicated study overlooks the front aspect, while a generous cloakroom is fitted in a contemporary white suite. The kitchen and dining room, situated at the rear, are fitted with matching wall and base units, a range oven, and a Belfast sink, opening into a bright dining area. A separate utility room offers additional storage and convenient access to the driveway. Upstairs, a galleried landing serves three double bedrooms, with the principal suite boasting extensive wardrobes and a luxurious en-suite bathroom. The remaining bedrooms feature built-in cupboards, complemented by a modern family bathroom with both bath and shower facilities. Outside, ample parking and a garage is provided, whilst the gardens surround the house and offer different sitting and social areas an absolute delight.

## Key Features

- One Off Build
- Built in 2009
- Attractive Brick & Flint Detached Home
- Located At The End Of A Private Road
- Just off Manor Road
- Close To All Amenities
- Gated Driveway Providing Parking
- Three Good Reception Rooms
- Three Double Bedrooms
- Two Bathrooms
- Cloakroom
- Well Fitted Kitchen
- Utility
- Beautiful, Landscaped Gardens Surrounding The Property
- Must Be Seen!





## Location

Situated in one of Hazlemere's prestigious roads close to Hazlemere Crossroads and close to Hazlemere's local amenities including shops, library, doctors, dentist, pharmacy, restaurants and cafes. Catchment for nationally regarded schools in both the public and private sectors, plus many Grammar Schools including John Hampden, The Royal Grammar School, High Wycombe and Beaconsfield High Schools, Godstowe, Wycombe Abbey and Pipers Corner. There are also numerous shops and other amenities located in High Wycombe, Beaconsfield and Amersham. High Wycombe Town has a mainline station to London Marylebone with 24 minute London trains, Amersham (5 miles) with trains from 31 to 55 minutes to Baker Street and Beaconsfield (4.5 miles) with 30 minute train services to London. There are also three M40 access points, which are approximately a 10/15 minute drive away.

**Council Tax band: F**

**Tenure: Freehold**

**EPC: C**



## Directions

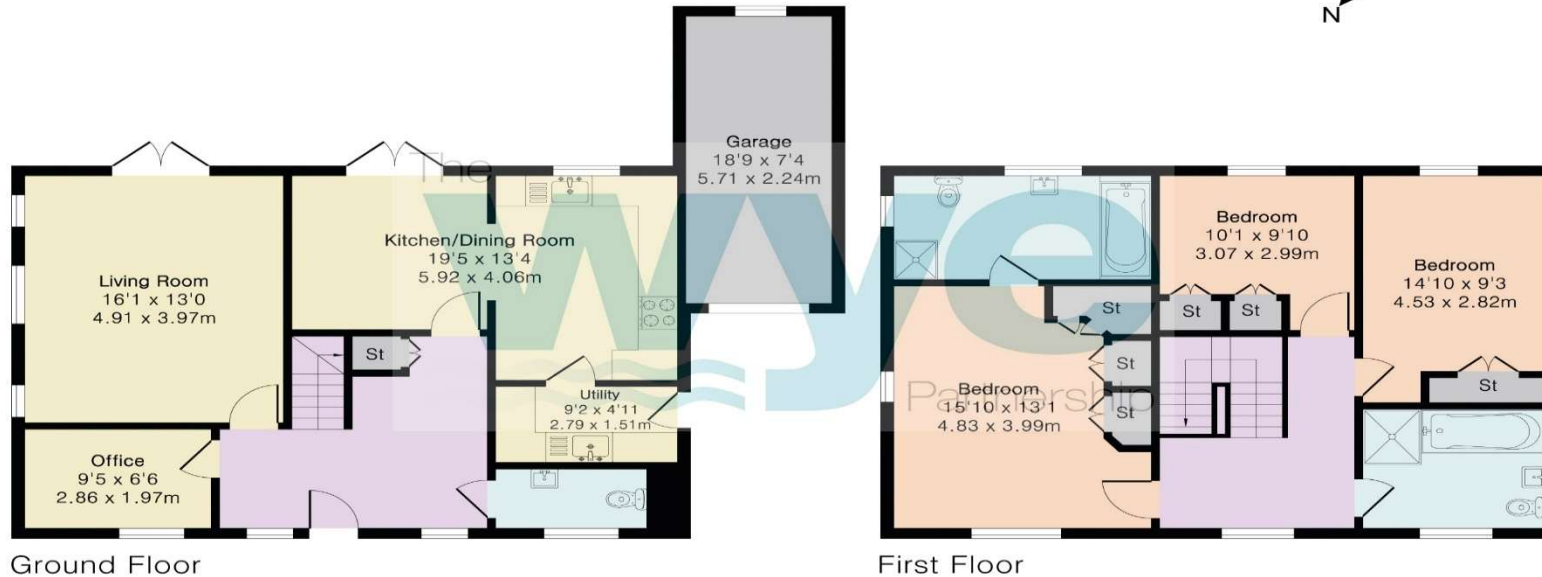
From the Hazlemere office of The Wye Partnership, leave the crossroads along the Amersham Road (A404) towards High Wycombe. After some distance turn left into Manor Road. Take the first turning left into Overdales and the property can be found on the right-hand side.

**Approximate Gross Internal Area 1512 sq ft - 140 sq m  
(Excluding Garage)**

Ground Floor Area 756 sq ft – 70 sq m

First Floor Area 756 sq ft – 70 sq m

Garage Area 138 sq ft – 13 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

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The **wye** Partnership