



26 Browns Road, Holmer Green, Buckinghamshire, HP15 6SL - £995,000



A breath-taking, contemporary home, thoughtfully redesigned and extended to create a truly exceptional family space.

A stunning, contemporary family home that has been transformed to an exceptional standard throughout.

Extended, reconfigured and beautifully refitted, is this impressive property that offers generous, flexible living space, ideal for modern family life and home working. The accommodation features up to 5 bedrooms, one being a ground floor bedroom with ensuite shower room – currently arranged as a stylish home office. On the first floor, there are the 4 further bedrooms and three luxury bathrooms, including two ensuites and a spa-style family bathroom. A welcoming entrance vestibule and cloakroom lead into a striking entrance hall, setting the tone for the quality and style beyond. The heart of the home is the breath-taking open-plan 31'8 x 20'10 kitchen/dining/living space, flooded with natural light and featuring bi-fold doors opening directly onto the garden, which is perfect for entertaining and family living. A separate utility room offers practical convenience, plus there are additional reception areas including a 20'7 x 12'5 home gym/family room and a 12'2 x 11'3 sitting room/study, providing superb versatility for everyday living. The principal bedroom suite enjoys a dedicated dressing room and luxury ensuite shower room and the guest bedroom also benefits from an ensuite. Outside, the landscaped, rear garden offers a private and low-maintenance retreat, while the front provides ample driveway parking. This is a stunning house, that needs to be viewed!

Key Features

- Must Be Viewed!
- No Upper Chain
- Extended Family Home
- Superb Standard
- Striking Open Plan Kitchen/Dining/Living Space
- Five Bedrooms (One Ground Floor/Office Space)
- Four Bathrooms
- Sitting Room/Study
- Home Gym/Family Room
- Utility Room
- Cloakroom
- Beautifully Landscaped Garden
- Ample Parking
- Short, Level Walk To Local Village Amenities
- Easy Walk To Local Schools
- Chiltern Countryside Surround The Village





Location

Located in the heart of this sought after Chiltern village and a short, level walk to the village shops, pond and common, plus the beautiful Chiltern Countryside that surround the village. An easy walking distance to the local village Infant, Junior and Senior Schools, each with a reputation that brings property buyers to the area. The property is also in catchment area for the excellent Grammar Schools which include, The Royal Grammar School, Wycombe High School and others. There are fast bound London trains available from Amersham (3.5 miles), High Wycombe (3 miles), and Beaconsfield (5 miles), plus three M40 access points are within a 15-minute drive, and the M25 and M1 motorways are also easily accessible.

Council Tax band: F
Tenure: Freehold
EPC: D



Directions

From the Hazlemere office of The Wye Partnership, leave the crossroads along the Holmer Green Road and at the mini roundabout take the second exit and ascend Sawpit Hill. At the brow of the hill continue into Watchet Lane and continue as the road name changes to Browns Road. After a short distance, the property will be found on the left-hand side.

By law, each person involved in the sale/purchase of a property must have their identification verified to comply with Anti Money Laundering Regulation. These checks are outsourced and a charge of £36 (inc. of VAT) is charged for each individual and paid directly to our supplier.

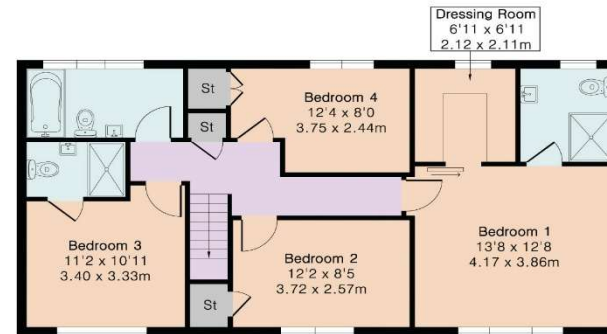
Approximate Gross Internal Area 2194 sq ft - 203 sq m

Ground Floor Area 1372 sq ft – 127 sq m

First Floor Area 822 sq ft – 76 sq m



Ground Floor



First Floor



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.



3 Market Place, Hazlemere, Bucks, HP15 7LQ

01494 711 284

hazlemere@wyeres.co.uk

wyeres.co.uk

The **wye** Partnership