



Potters Lodge Bassetsbury Lane, High Wycombe - HP11 1QU

Guide Price £950,000

TR TIM RUSS
& Company



- An individual five bedroom detached house of character and quality with a wonderful contemporary interior
- Within easy access of highly regarded schools and excellent public transport
- Benefiting from attractive views and versatile accommodation over three floors

A short walk to the Rye park and Wycombe Lido & High Wycombe town centre which provides many retail outlets and supermarkets including the renowned Eden Shopping centre.

There is a frequent service from High Wycombe train station (a 10 minute walk from the property) into London Marylebone, with the fastest trains taking approximately 25 minutes.

For families there are a number of highly regarded schools in the area, notably the Royal Grammar school (boys) and Godstowe Prep School (co-ed). John Hampden Grammar School (boys) and Wycombe High School (girls) both within short walking distance.

The M40 can be joined at junction 4 High Wycombe with easy accessibility to the M4 (Heathrow) and the M25. At Handy Cross is the hub development which includes a state-of-the-art leisure centre and full-size Waitrose.

EPC rating: C

Council Tax band: G

Tenure: Freehold

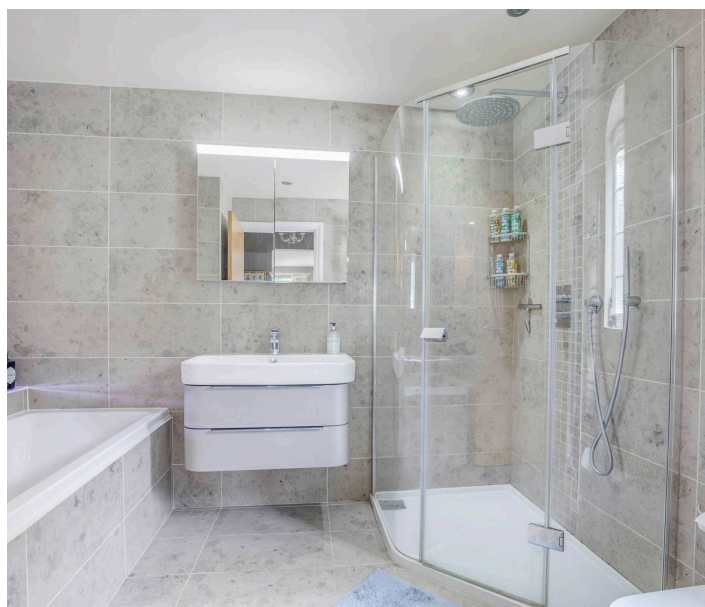


Presenting a uniquely designed and meticulously crafted five bedroom detached house, this property offers a blend of character and contemporary elegance. Ideally situated within convenient reach of renowned schools and excellent public transport facilities, this residence exudes quality and charm.

Upon entering this exceptional property you are greeted with a captivating interior that seamlessly combines modern aesthetics with functional versatility. The heart of the home is undoubtedly the well-appointed kitchen/breakfast/family room, providing an ideal space for both casual gatherings and formal entertainment. Complementing this, two additional reception rooms and a flexible separate studio offer ample room for various lifestyle needs.

Ascend to the first floor, where the main bedroom stands out with its elegant features, including patio doors leading to a charming balcony, bespoke fitted wardrobes, a dressing area, and an ensuite bathroom complete with a separate shower. Three additional bedrooms, two of which boast bespoke fitted wardrobes, are comfortably serviced by a contemporary family bathroom. Further enhancing the allure of this home, the third floor hosts the fifth bedroom and a study, providing a quiet retreat or productive workspace.

Step outside to discover a beautifully landscaped rear garden, thoughtfully designed with multiple terrace areas to maximise outdoor enjoyment throughout the day. Surrounding the property, an array of shrub and tree borders create a picturesque setting, offering a variety of visual interest. For convenience and security, a gated driveway provides parking space for several vehicles, ensuring ease of access for residents and guests alike.





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Approximate Gross Internal Area
 Ground Floor = 95.5 sq m / 1028 sq ft
 First Floor = 88.2 sq m / 949 sq ft
 Second Floor = 46.9 sq m / 505 sq ft
 Outbuilding = 16.6 sq m / 179 sq ft
 Total = 247.2 sq m / 2661 sq ft

Floor Plan produced for Tim Russ & Company 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.



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