



50 Brimmers Hill, Widmer End - HP15 6NP

Offers Over £770,000

 **TIM RUSS**
& Company



- A skillfully extended chalet style home with bright & spacious reception rooms, ideal for entertaining and circulation
- Unique character features include beam ceilings, exposed brickwork and feature wood burner stove in sitting room and conservatory
- Located close to picturesque open countryside, village amenities, regarded schools and transport links

Widmer End is located between Hazlemere and Great Kingshill. Local shopping facilities and restaurants can be found on Hazlemere Crossroads and Cosy Corner. High Wycombe about 3 miles provides a frequent service into London Marylebone, with the fastest trains taking approximately 22 minutes. The renowned Eden shopping Centre provides major retail outlets, supermarkets and leisure facilities. For families there are a number of outstanding schools in the area, notably the nearby Royal Grammar school (boys), John Hampden Grammar School (boys) and Wycombe High School (girls). The M40 can be joined at junction 4 High Wycombe and provides easy access to the M4 and the M25 (Heathrow is 21 miles away). At Handy Cross is the 'Hub' development which includes a state of the art leisure centre and full size Waitrose.

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: TBA

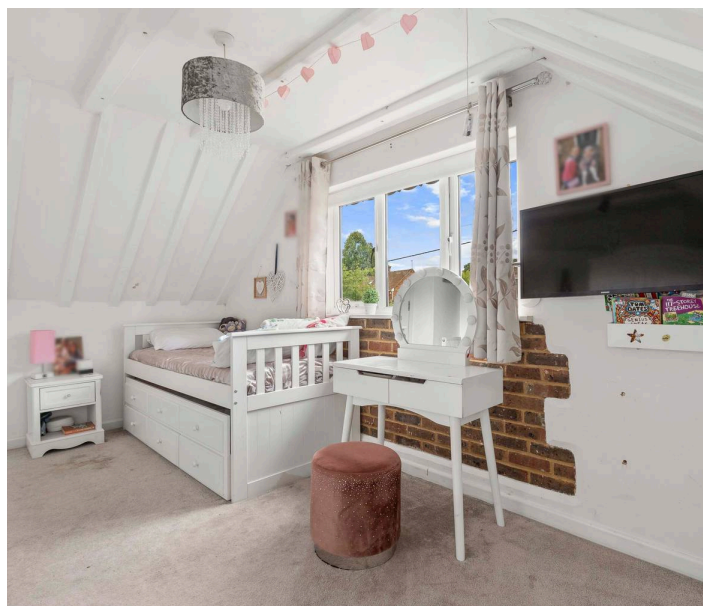


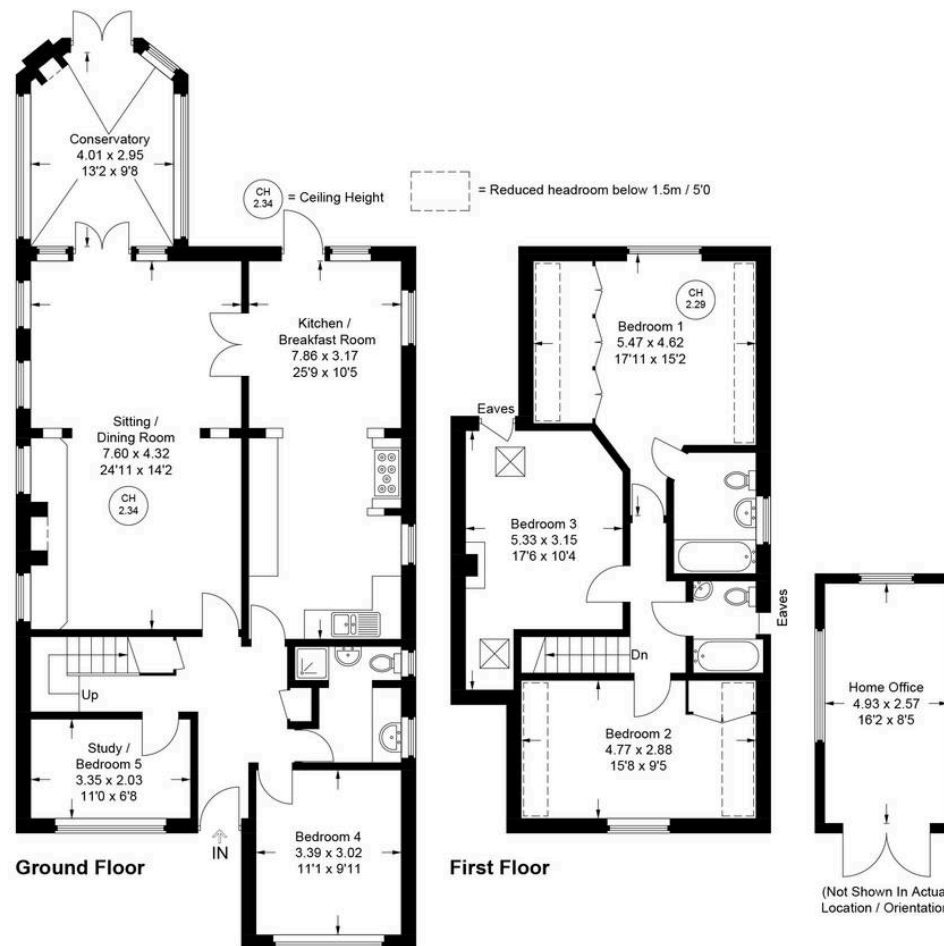
This splendid 5-bedroom detached house presents a skilfully extended chalet style home, showcasing bright and spacious reception rooms that are ideal for both entertaining and circulation purposes. The property boasts a delightful array of unique character features, including beam ceilings, exposed brickwork, and a charming wood burner stove gracing the sitting room and conservatory.

Situated in close proximity to picturesque open countryside, village amenities, reputable schools, and convenient transport links, this residence offers both tranquillity and convenience. Upon entry, a welcoming entrance hall leads to a downstairs cloak/utility room, bedroom four, and a versatile study/bedroom five. The living space continues to impress with an impressive 25ft Sitting/Dining room featuring a cosy wood burner and double doors that seamlessly flow into the conservatory, providing access to the garden. The heart of the home lies within the 26 ft country-style Kitchen/Breakfast room, complete with built-in appliances and a door leading to the rear garden.

Ascending to the first floor reveals the main bedroom adorned with fitted wardrobes and an ensuite bathroom whilst two additional bedrooms are serviced by a well-appointed family bathroom.

The property also features a fabulous level rear garden with a patio area, ideal for alfresco dining, and external home office, all enclosed by fencing and mature hedging. This property also benefits from ample driveway parking ensuring convenient accommodation for multiple vehicles.





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Approximate Gross Internal Area

Ground Floor = 107.9 sq m / 1161 sq ft

First Floor = 61.5 sq m / 662 sq ft

Home Office = 12.6 sq m / 136 sq ft

Total = 182.0 sq m / 1959 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.



Tim Russ and Company

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