



40 Watchet Lane, Holmer Green - HP15 6UG  
£725,000

**TR** TIM RUSS  
& Company



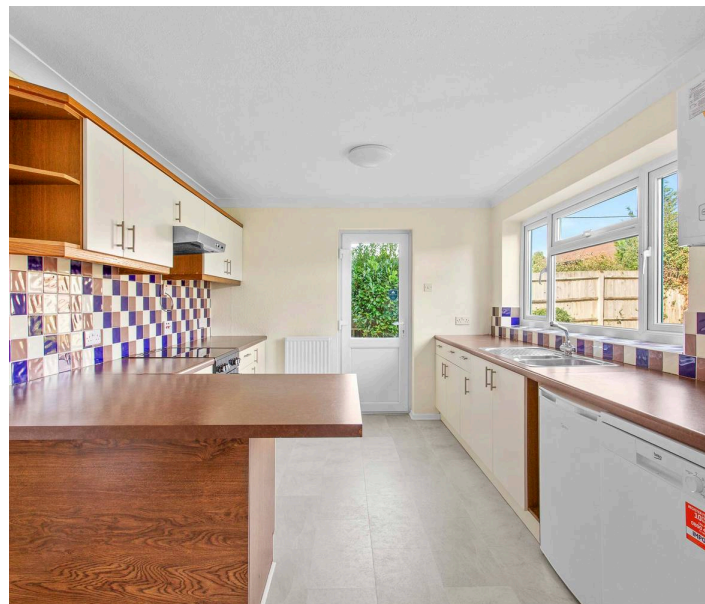


- Offered for sale with no onward chain with scope for further enhancement and extension STPP
- Located on the edge of Holmer Green within easy access to local amenities, transport links and picturesque countryside
- Entrance hall with downstairs cloakroom
- Large living room with sliding patio doors to garden
- Separate dining room and kitchen/breakfast room with lobby leading to garage
- Four double bedrooms served by a family bathroom and separate shower room
- Front and rear gardens
- Driveway parking leading to 21ft tandem garage and Charging Pod

Holmer Green is a beautiful Chiltern village that has a number of local shops, a large pond with duck house and a village common. There are primary schools and preschools within easy walking distance. Residents also have access to an unusually wide selection of secondary schools, both state and independent. An idyllic location that encourages walking, horse riding and cycling and a short drive to both Amersham to the east and High Wycombe to the southwest. The nearest railway station is at Great Missenden, less than three miles away. Trains on the Chiltern line will reach Marylebone in just over 40 minutes, or from Amersham you can catch a Metropolitan line train direct to the city. Heathrow is about 25 minutes away, Gatwick, Luton and Stansted are all approximately an hour's drive.

**Council Tax band: F / Tenure: Freehold**

**EPC Energy Efficiency Rating: D**





Situated in the sought-after location on the edge of Holmer Green, this 4-bedroom detached house is being offered for sale with no onward chain, presenting a rare opportunity for those seeking a property with significant potential for further enhancement and extension (subject to planning permission).

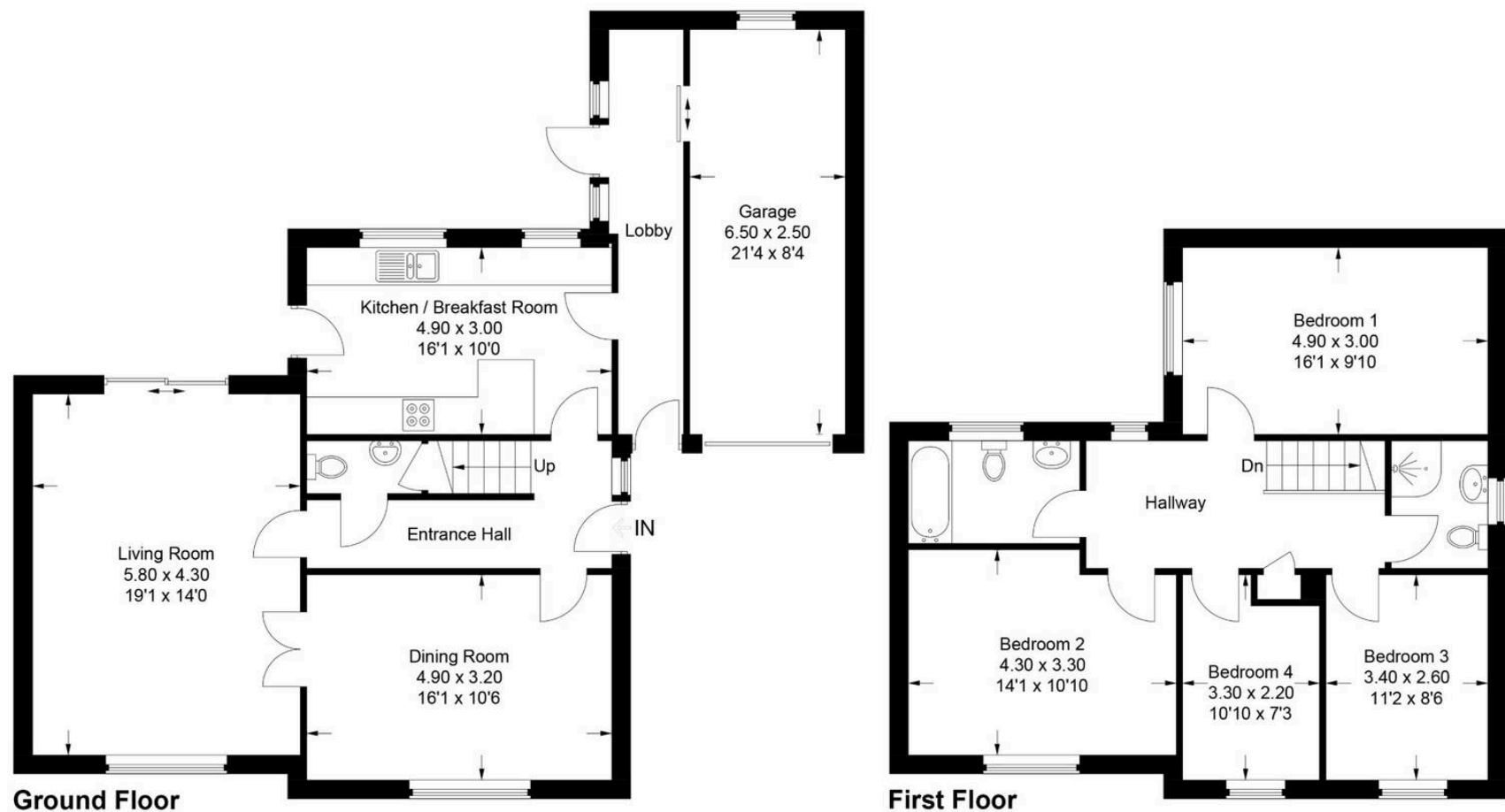
The property is conveniently positioned, providing easy access to a range of local amenities, transport links, and the stunning countryside that surrounds the area. Upon entering, the spacious entrance hall leads to a convenient downstairs cloakroom.

The ground floor boasts a generously proportioned living room that benefits from an abundance of natural light streaming through the sliding patio doors, offering a seamless connection to the rear garden. Additionally, a separate dining room and a well-appointed kitchen/breakfast room provide ample space for entertaining, with a lobby leading to the garage for further practicality.

Ascending to the first floor, the property offers four double bedrooms, catering perfectly to a growing family's needs. These bedrooms are efficiently served by a family bathroom and a separate shower room, ensuring that the morning rush is managed with ease.

Externally, the property features front and rear gardens, providing ample outdoor space for both relaxation and recreation. Further enhancing the property's appeal is the driveway parking, leading to a 21ft tandem garage, offering both storage and secure parking options.





## 40 Watchet Lane, HP15 6UG

Approximate Gross Internal Area

Ground Floor = 88.2 sq m / 949 sq ft

First Floor = 60.3 sq m / 649 sq ft

Total = 148.5 sq m / 1599 sq ft

Floor Plan produced for Tim Russ & Company.

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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