



**1 Woodcote Green, Downley, HP13 5UN**

In Excess of **£550,000**

# 1 Woodcote Green

Downley, High Wycombe

- Extended Family Home With Adjoining Annexe
- Accommodation Offering Versatility Of Use
- Carefully Maintained In Good Decorative Condition Throughout
- Four Bedrooms, Three Reception Rooms, Large Kitchen
- Cloakroom, Bathroom And Shower Room
- Good Size Gardens, Garage And Driveway
- Popular Location Close To Local Amenities And Common

Located in the heart of Downley close to 'The Common' local shops, public houses and highly regarded schools. Convenient also for High Wycombe town centre and a whole host of amenities to include; mainline railway station (with 25-minute trains to London), large supermarkets, department stores, restaurants, hospital, cinema and bowling alley. The renowned Hughenden Park, Hughenden Manor and the National Trust village of West Wycombe are all close by  
Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C



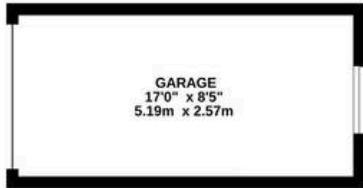
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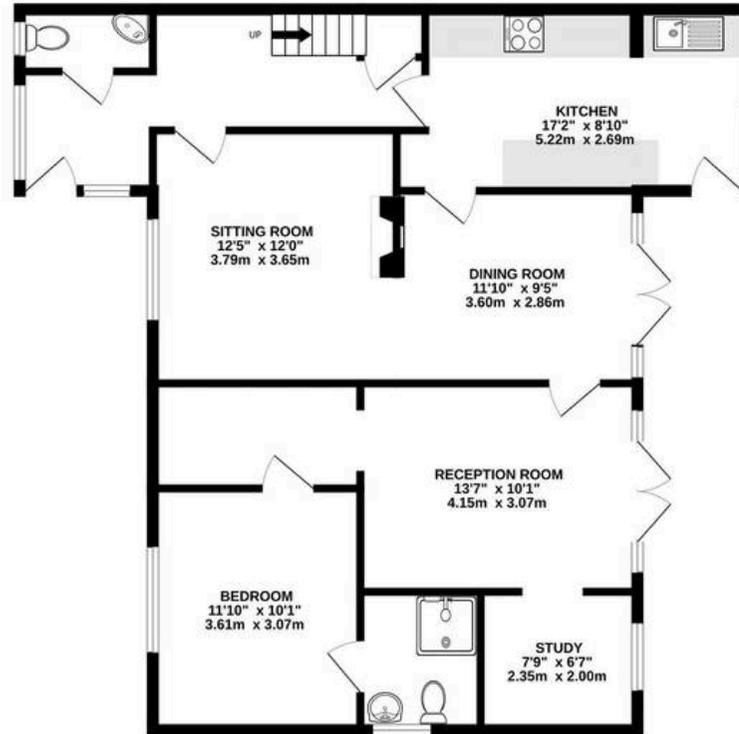
A fantastic opportunity to acquire an extended family home that incorporates an adjoining single storey annexe with flexible use. The property has been well cared for and could be used as one family home or for a family relative as independent living. Accommodation comprising; Entrance vestibule, cloakroom, hallway, sitting room with fireplace open to dining room (with parquet flooring), 17'2 x 8'10 modern kitchen with utility area door to garden. First floor landing, three first floor bedrooms and family bathroom. Annexed accommodation with reception room, double bedroom, study, shower room and a walk in room currently used as storage but could be easily adapted. The house is double glazed and has a gas central heating system to radiators. The corner plot gardens have a good area of lawn with a large patio and are south facing to the rear.



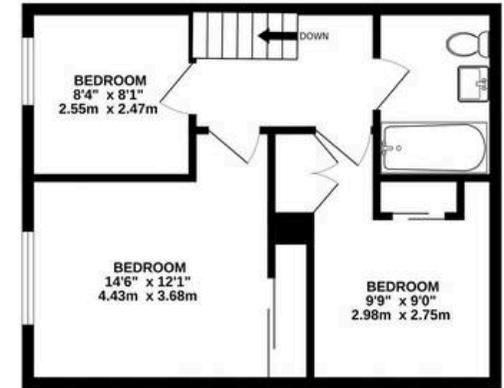
GARAGE  
143 sq.ft. (13.3 sq.m.) approx.



GROUND FLOOR  
1000 sq.ft. (92.9 sq.m.) approx.



1ST FLOOR  
447 sq.ft. (41.5 sq.m.) approx.



TOTAL FLOOR AREA : 1590 sq.ft. (147.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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# The Wye Partnership High Wycombe

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