



Caister North Road, Widmer End - HP15 6ND

Guide Price £715,000

 **TIM RUSS**  
& Company



- A handsome detached house of character on a total plot of 0.326 of an acre in need of modernisation
- Situated in scenic semi rural location, in a popular village location within easy access to regarded schools, amenities and transport links
- Excellent scope to extend update and develop subject to the usual consents

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: F**

**Tenure: Freehold**

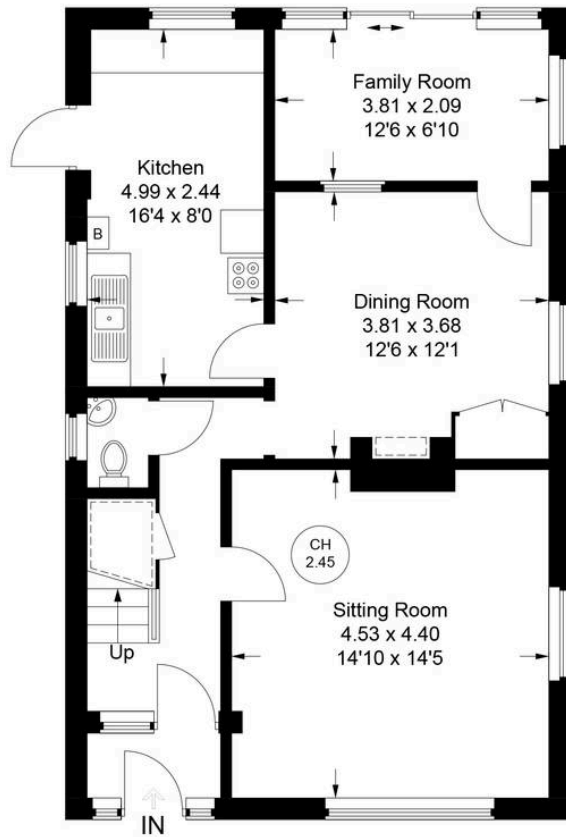
**EPC Rating: D**



A handsome and characterful three-bedroom detached house, this property is set on a generous plot of approximately 0.326 of an acre in a scenic semi-rural setting. Located in a sought-after village, it offers convenient access to well-regarded schools, local amenities, and major transport links, making it an ideal choice for families and commuters alike. The house itself provides excellent scope for extension, updating, or development (subject to the usual consents), allowing prospective buyers the opportunity to create a bespoke home tailored to their needs. The versatile ground floor accommodation features three reception rooms, two of which are double aspect and bathed in natural light, offering flexible space for both formal entertaining and relaxed family living. The welcoming entrance hall leads to a downstairs cloakroom and a well-proportioned kitchen. Upstairs, there are three bedrooms, two of which are generous doubles with dual aspect windows and fitted wardrobes, ensuring ample storage and a bright, airy feel. The family bathroom serves all bedrooms.

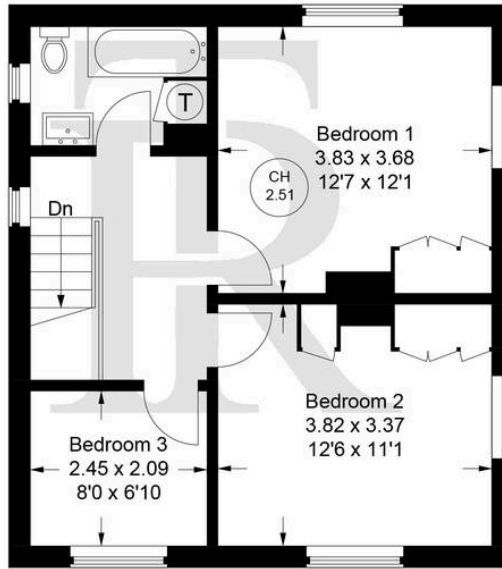
Undoubtedly one of the outstanding features of this property is its mature gardens, laid mainly to lawn, which back directly onto open fields. The outdoor space offers a tranquil and private setting, enhanced by a variety of established fruit trees and a vibrant rhododendron hedge, providing year-round colour and interest. A generous driveway provides ample off-road parking and leads to a detached double garage, offering secure storage and further potential for conversion (subject to planning permission).



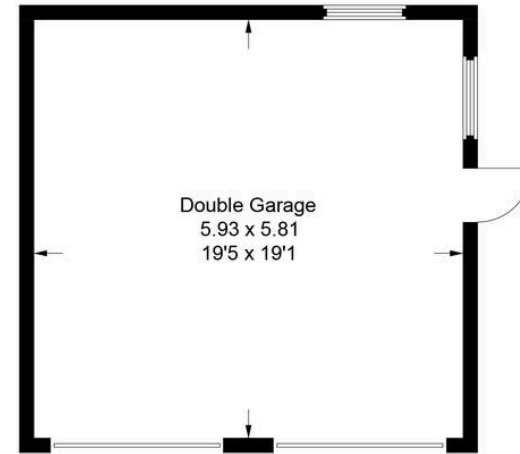


**Ground Floor**

CH 2.45 = Ceiling Height  
 [Dashed Box] = Reduced headroom below 1.5m / 5'0"



**First Floor**



(Not Shown In Actual Location / Orientation)

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Approximate Gross Internal Area  
 Ground Floor = 68.6 sq m / 738 sq ft  
 First Floor = 46.1 sq m / 496 sq ft  
 Double Garage = 34.5 sq m / 371 sq ft  
 Total = 149.2 sq m / 1605 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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