



5 Rectory Avenue, High Wycombe - HP13 6HN
£1,249,000





- An impressive family home boasting a wealth of charm and character, only a short stroll to mainline station and town centre
- The property is a fine example of an arts & crafts style detached house over 2900 sq ft in a mature plot approaching 1/4 of an acre

Standing in a commanding position in this much-admired, tree lined road, the property is set in a generous level plot, within easy reach of the town centre and railway station. The station offers a fast and frequent service to Marylebone on the Chiltern Line; easy access to the M40 is found at Handy Cross. High Wycombe centre offers a comprehensive range of shopping facilities, including the Eden Centre along with major supermarkets and leisure facilities. Education in Buckinghamshire is a huge draw with a good choice of schooling, including the Grammar School system. The Royal Grammar School for boys (within walking distance) and Wycombe High for girls, alongside Godstowe preparatory school (also within walking distance).

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: D



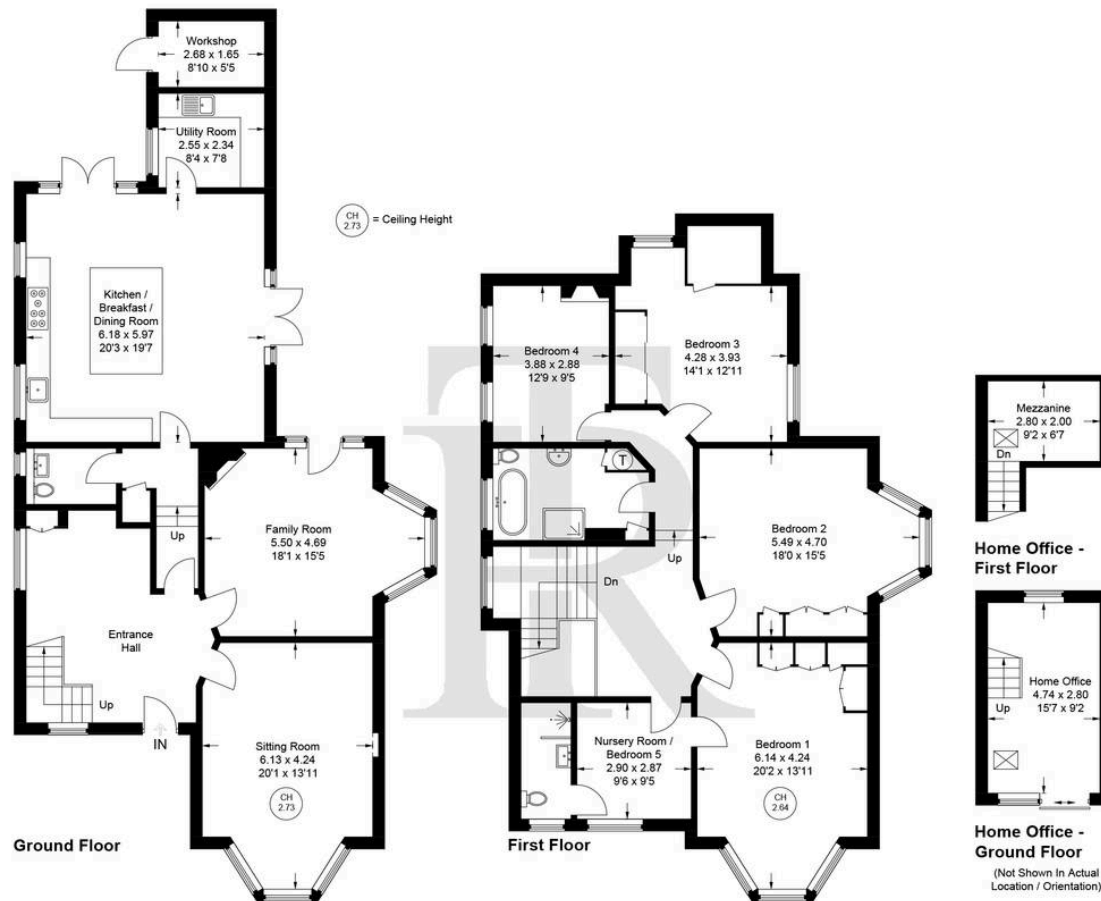
This exceptional five bedroom detached house presents a rare opportunity to acquire a substantial family home that seamlessly blends timeless arts and crafts character with modern luxury, all within easy reach of the mainline station and town centre.

Spanning over 2,900 square feet, the property welcomes you with a grand reception hall featuring a striking wood burning stove and a comfortable seating area. The two principal reception rooms exude elegance, each boasting fine bay windows that flood the spaces with natural light, as well as exquisite period fireplaces that add warmth and charm. The heart of the home is the stunning kitchen/breakfast/dining room, where a bespoke contemporary kitchen is beautifully appointed with a central breakfast bar island, granite worktops, quality integrated appliances, and the comfort of underfloor heating, making it an ideal space for family gatherings and entertaining. Double doors lead to a private side patio, further doors to functional utility room and gardens.

Ascending to the first floor, a spacious landing leads to the principal bedroom, which enjoys far-reaching views, fitted wardrobes, and a decorative fireplace. A connecting doorway provides access to the fifth bedroom/nursery room and a luxurious ensuite bathroom finished in Carrara marble. Three further double bedrooms, each with their own period fireplaces - two of which benefit from fitted wardrobes - are served by a beautifully refitted family bathroom, also in elegant Carrara marble.

The property's mature plot, about a quarter of an acre, is approached via an extensive driveway with lockable gates and keypad entry, providing secure off-road parking for several vehicles. Additional features include a detached home office or studio.





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Approximate Gross Internal Area
 Ground Floor = 121.8 sq m / 1311 sq ft
 First Floor = 124.0 sq m / 1335 sq ft
 Home Office = 20.2 sq m / 217 sq ft
 Workshop = 4.5 sq m / 48 sq ft
 Total = 270.5 sq m / 2911 sq ft

Floor Plan produced for Tim Russ & Company by Media Arcade Ltd ©.

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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