



5 Selwood Way, Downley - HP13 5XR
£750,000

 **TIM RUSS**
& Company



- Situated on a corner plot position in a highly regarded road, close to local shops, schools and AONB countryside
- Offering over 2000 sq ft of accommodation

Close to National Trust-owned Downley Common which serves as a gateway to acres of beautiful Chiltern Countryside and woodland, perfect for beautiful walks. Downley has both a Tesco Express and a Co-Op supermarket along with several other village shops. The Downley school is just around the corner, whilst for the older children you have access to some of the finest state grammar schools – John Hampden, RGS & Wycombe High. High Wycombe town centre, Eden shopping complex is easily accessible and offers a more extensive range of amenities including high street stores, restaurants, Tesco Supermarket and Cinema/Bowling complex. You will also find Wycombe Swan Theatre which hosts quality shows, concerts and comedians. The mainline Train station provides regular fast service to London Marylebone & Birmingham and the M40 can be accessed from Junction 4 to London, Oxford and The North.

Council Tax band: F

Tenure: Freehold

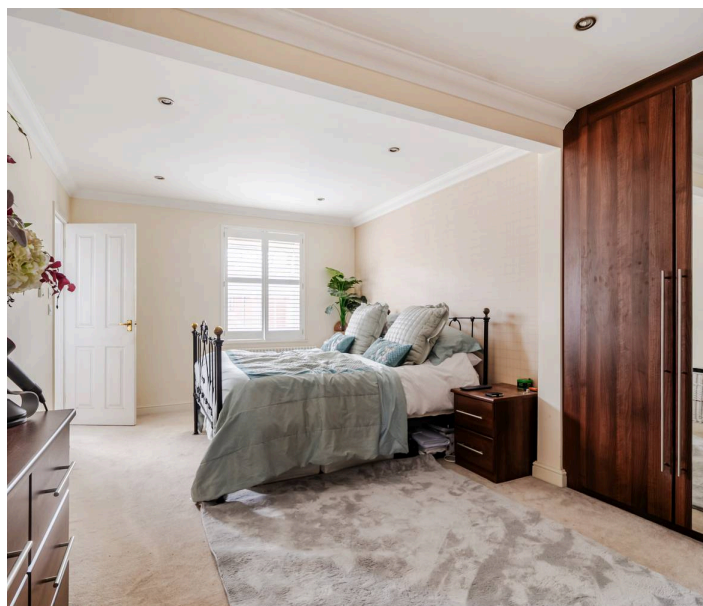
EPC Energy Efficiency Rating: D

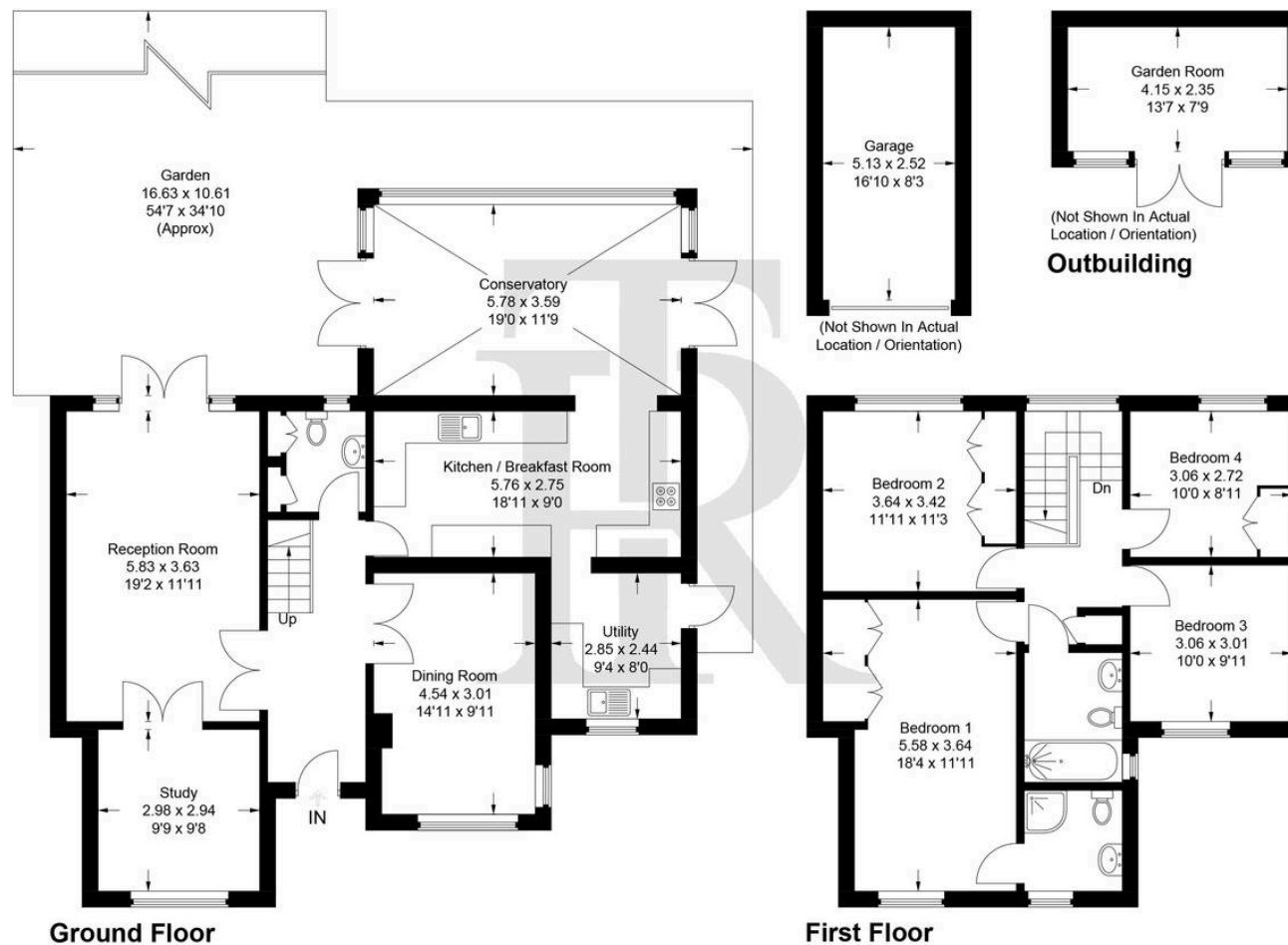


This impressive four bedroom detached house occupies a desirable corner plot in a sought-after residential road, ideally positioned close to local shops, reputable schools, and the beautiful AONB countryside. The property welcomes you with a spacious entrance hall and convenient downstairs cloakroom. Offering over 2,000 sq ft of well maintained accommodation, the home features a generous sitting room with double doors opening directly onto the garden, creating a seamless connection between indoor and outdoor living. A dedicated study provides an ideal space for home working, while the separate dining room is perfect for entertaining. The modern kitchen is fitted with integrated appliances and opens to a large conservatory, which also enjoys double doors to the rear garden. A separate utility room adds further practicality to the ground floor. Upstairs, the principal bedroom benefits from fitted wardrobes and a stylish ensuite shower room. Three additional double bedrooms, two of which have fitted wardrobes, are served by a well appointed family bathroom, ensuring ample space and comfort for the whole family.



The outside space has been thoughtfully landscaped for ease of maintenance and year-round enjoyment. The rear garden features composite decking that leads onto a level lawn, providing a perfect setting for outdoor dining and relaxation. A detached garden room offers versatility as a home office, gym, or studio (subject to requirements), enhancing the appeal of the outdoor space. To the front of the property, there is private parking for two vehicles, ensuring convenience for residents and guests alike. Additional off road parking is available to the rear, leading to a detached garage that offers further storage or workshop potential.





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Approximate Gross Internal Area = 174.6 sq m / 1880 sq ft

Garage = 12.9 sq m / 139 sq ft

Outbuilding = 9.7 sq m / 105 sq ft

Total = 197.2 sq m / 2124 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.



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