



Terriers Lodge Amersham Road, High Wycombe - HP13 5AJ

Guide Price £600,000

 **TIM RUSS**
& Company



- A stunning Grade II listed detached cottage of character with a wonderful contemporary interior close to local amenities and transport links
- High specification and character throughout which must be viewed to be appreciated
- Easy to access to Hazlemere, High Wycombe town centre and railway station and only a stroll to Kingswood

The property is ideally situated within easy access of Hazlemere and the larger centers of High Wycombe, Beaconsfield and Amersham with their excellent shopping and sporting facilities and main line trains and underground service (about 10-minute drive to the Metropolitan tube line) giving easy access to London (25 mins by train from High Wycombe). Heathrow is approximately half an hour's drive away. The property is in the catchment for and close to a comprehensive range of sought after state schools including The Royal Grammar School and John Hampden Grammar School, for boys, Sir William Ramsay School, Beaconsfield High and Wycombe High School for girls. Nearby private schools include Godstowe, Davenies, Wycombe Abbey and High March.

Council Tax band: E

Tenure: Freehold



Introducing this exceptional 2 bedroom detached house, a truly captivating Grade II listed detached cottage brimming with character and boasting a delightful contemporary interior. Situated in close proximity to local amenities and transport links, this property offers a unique blend of historic charm and modern elegance that demands to be experienced in person.

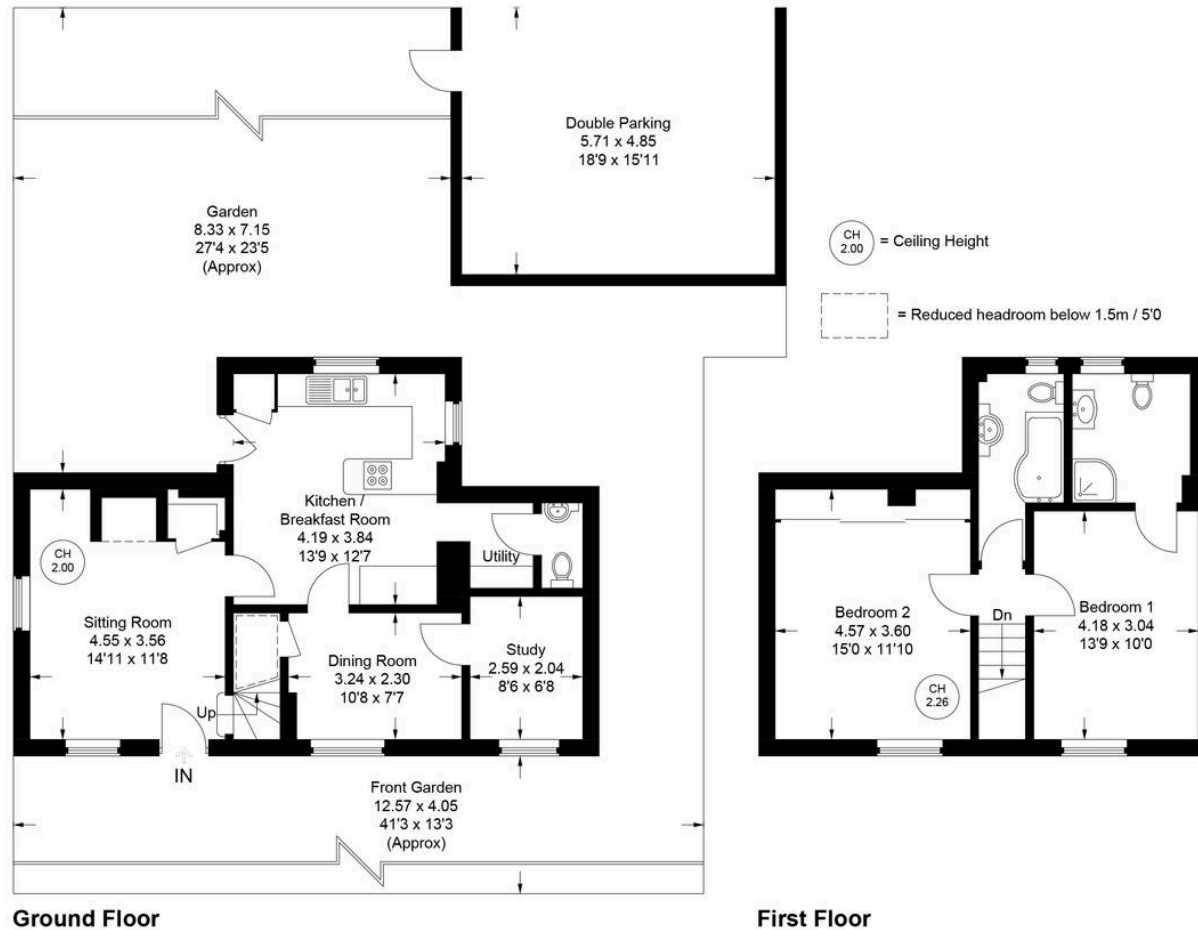
Ideally located for those seeking convenience, this residence provides easy accessibility to Hazlemere and High Wycombe town centre, the railway station, and a leisurely stroll to Kingswood. Step inside to discover a space adorned with high specification finishes and characterful details that elevate the living experience to a new level of sophistication.

The accommodation comprises two generously proportioned reception rooms, one featuring a striking log burning stove, ideal for cosy evenings in and further study. Completing the ground floor is a convenient downstairs cloakroom. The heart of the home lies in the beautifully fitted kitchen, equipped with integrated appliances, a granite breakfast bar, worktops/upstands and separate utility area.

Upstairs, the main bedroom boasts a modern ensuite shower room, providing a private sanctuary for relaxation. Bedroom two is complemented by bespoke Sharp fitted wardrobes, offering ample storage solutions. A contemporary bathroom serves both bedrooms, ensuring comfort and functionality throughout.

Exterior features include driveway parking for two cars, enhancing the convenience of daily living. The low maintenance private garden offers paved seating areas and artificial turf.





Ground Floor

First Floor

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Approximate Gross Internal Area
 Ground Floor = 53.4 sq m / 575 sq ft
 (Excluding Double Parking)
 First Floor = 43.1 sq m / 464 sq ft
 Total = 96.5 sq m / 1039 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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