



Beechcroft Heathfield Road, High Wycombe - HP12 4DG

Offers Over £950,000

 **TIM RUSS**
& Company



- Set in a highly regarded private road consisting of individual detached properties all standing in generous gardens
- High Wycombe town centre & railway station with fast train to Marylebone is only a short journey away, with an excellent choice of renowned grammar schools to include The Royal Grammar & Wycombe High
- This fine Edwardian detached home is ideally situated within close proximity to the beautiful Dashwood Estate, affording many pleasant walks in stunning countryside

High Wycombe and the surrounding villages are situated in the rolling hills of the Chiltern countryside. High Wycombe station provides a frequent service into London Marylebone, with the fastest trains taking approximately 28 minutes. High Wycombe provides a centre for major retail outlets and supermarkets including the renowned Eden Shopping centre. For families there are a number of highly regarded schools in the area, notably the nearby Royal Grammar school (boys), also John Hampden (boys) and Wycombe High School (girls). The M40 can be joined at junction 4 High Wycombe with easy accessibility to the M4 (Heathrow) and the M25. At Handy Cross is the hub development which includes a state of the art leisure centre and full size Waitrose.

Council Tax band: G

EPC Rating: E

Tenure: Freehold



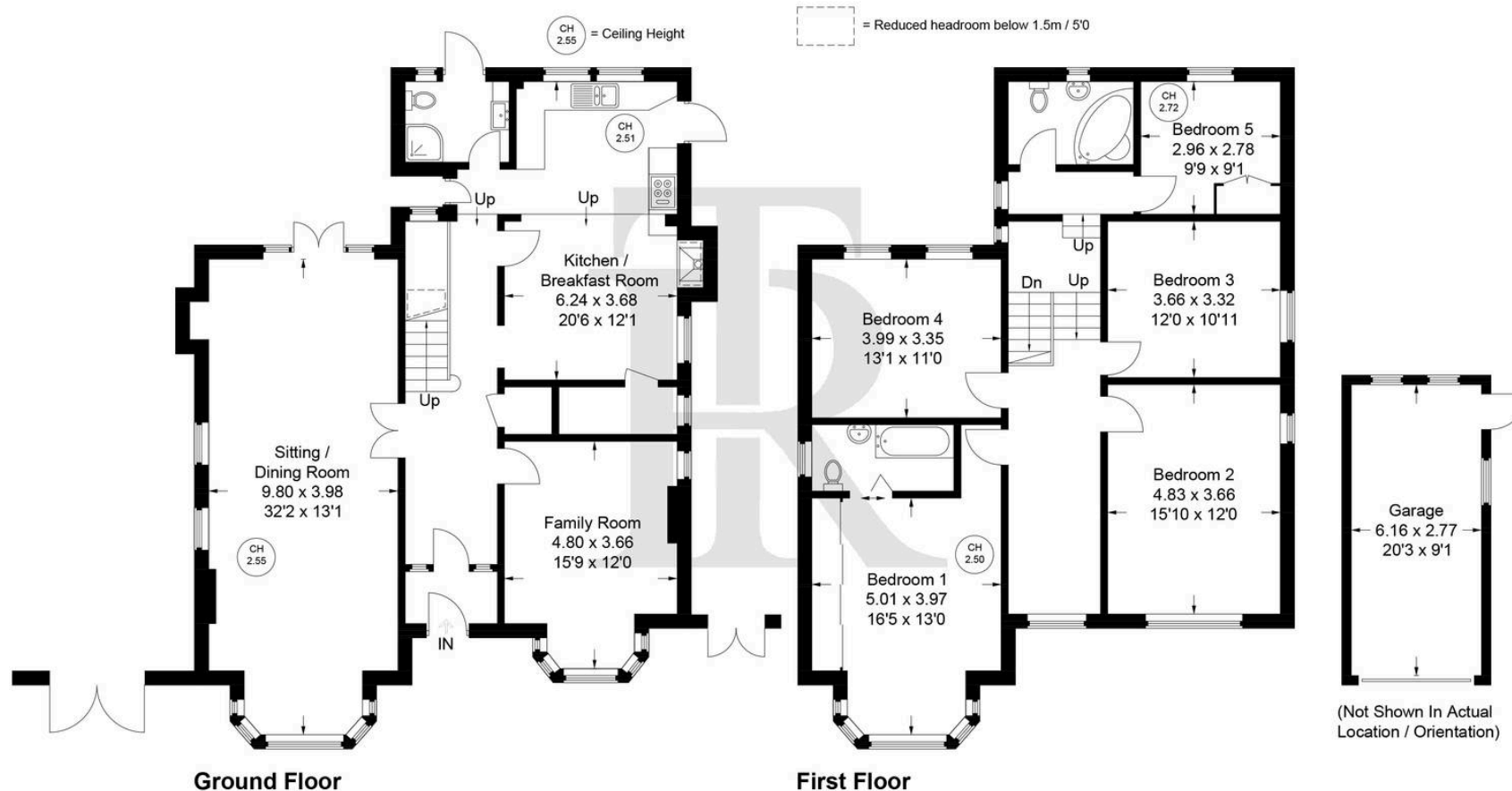
Beechcroft is a distinguished five bedroom detached Edwardian home, set within a highly regarded private road standing in generous gardens. Ideally located within close proximity to the picturesque Dashwood Estate, the property offers easy access to beautiful countryside walks. Having been in the same family for the past 60 years, Beechcroft presents a rare and exciting opportunity for buyers to update, extend, and modernise to their own personal taste (subject to the usual consents).

The property's Edwardian heritage is evident throughout, with large picture and bay windows, high ceilings, wide hallways, and original fireplaces. The heart of the home is a fantastic triple aspect sitting and dining room measuring an impressive 32ft 2 by 13ft 1, featuring a large bay window to the front, a feature fireplace, and patio doors opening to the garden and a generous bay fronted family room with another feature fireplace. The bright and spacious kitchen/breakfast room is fitted with an Aga oven and provides side access to the garden, while a rear lobby gives access to a ground floor shower room and additional door to outside.

Upstairs, the beautiful bay fronted principal bedroom benefits from fitted cupboards and an ensuite bathroom, complemented by three further generous double bedrooms and a fifth bedroom that could serve as a study, all served by a well-appointed family bathroom.

To the front, a large carriage driveway with a central lawn and established trees lead to a garage and offers further hard standing to the rear. The expansive rear garden is beautifully stocked with large terrace and steps leading down to an inviting garden and swimming pool in need of modernisation.





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Approximate Gross Internal Area
 Ground Floor = 106.8 sq m / 1149 sq ft
 First Floor = 103.8 sq m / 1117 sq ft
 Garage = 16.9 sq m / 182 sq ft
 Total = 227.5 sq m / 2448 sq ft

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