



The Stores Hammersley Lane, High Wycombe - HP13 7BX
£465,000



The Stores Hammersley Lane

High Wycombe

- Far-reaching countryside views
- Garden office with log burner
- Extended kitchen and dining space
- Bright living area with roof lantern
- Separate sitting room
- Modern family bathroom
- Utility room and ground-floor cloakroom
- Large rear garden
- Easy access to Beaconsfield, High Wycombe and the M40

The property is ideally situated on the borders of Loudwater and Tylers Green and therefore convenient for access to the main towns of High Wycombe and Beaconsfield with their excellent shopping and leisure facilities as well main line train stations serving London. Heathrow airport is approximately twenty minutes' drive away via M40 (junction 3) & M25. The Stores is within a short drive from a comprehensive range of sought after state schools including The Royal Grammar School and John Hampden Grammar school for boys and Beaconsfield High and Wycombe High School for girls. Nearby private schools include Godstowe, Davenies, Wycombe Abbey and High March.



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Well placed for both Beaconsfield and High Wycombe, with easy access to the M40, this is a home designed to make the most of its elevated setting and far-reaching countryside views.

The real heart of the property is the extended kitchen, dining and living space. Light pours in through the large roof lantern and wide rear doors, while the elevated garden terrace creates an easy connection between inside and out. It is a wonderfully sociable setting, equally suited to relaxed mornings, family meals or summer evenings with friends. A wood-burning stove adds warmth and character to the dining area, while a separate sitting room provides a comfortable retreat.

Upstairs are two well-proportioned bedrooms and a bright family bathroom, with the principal bedroom benefiting from extensive fitted wardrobes.

Outside, the long rear garden offers plenty of space to enjoy, with established planting, seating areas and open views beyond. At the far end, a substantial garden office with a log burner provides a quiet and practical place to work, create or escape.

A generous driveway provides ample off-road parking, completing a home that combines individual character, flexible living and an outlook that genuinely sets it apart.

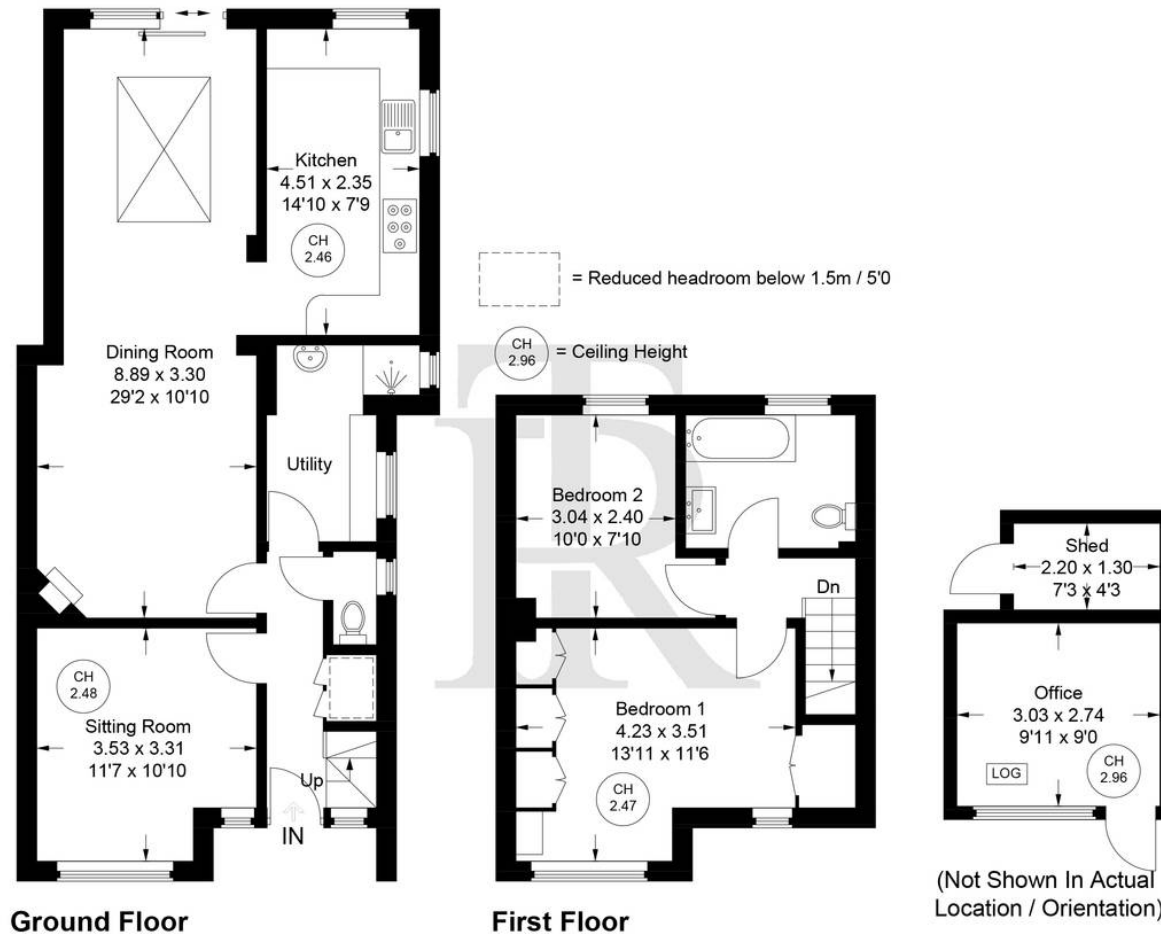
Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:





Approximate Gross Internal Area
 Ground Floor = 63.4 sq m / 682 sq ft
 First Floor = 32.0 sq m / 344 sq ft
 Outbuilding = 11.7 sq m / 126 sq ft
 Total = 107.1 sq m / 1152 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.



Tim Russ and Company

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