



Orchard House, 1 Copners Way, Holmer Green, Buckinghamshire, HP15 6SQ

Asking Price | £995,000

Property Features

- Extended Detached Family Home
- 5 Bedrooms (4 Doubles)
- 2 Bathrooms (Principal with Ensuite)
- 3 Reception Rooms
- Kitchen/Breakfast Room
- Parking for Several Cars
- Modern Family Bathroom & Downstairs WC
- Double Garage
- Large Gardens to the rear
- Awaiting EPC / Council Tax Band G

Full Description

Located along a private road in the sought-after village of Holmer Green, Orchard House offers an ideal blend of privacy, modern family living, and rural charm. This thoughtfully extended home, meticulously enhanced by the current owners, presents a well-planned layout perfect for family life.

The property welcomes you with a spacious Hallway that leads to all of the principal rooms. The living room, complete with a cosy fireplace, is ideal for relaxing evenings. Adjacent is the formal dining room, perfect for entertaining. The kitchen/breakfast room is a highlight, offering ample space for casual family meals, with a separate utility room for convenience. A study/home office caters to those who work from home, and a cloakroom completes the ground floor accommodation.

Upstairs, there are five generously-sized bedrooms. The principal bedroom is a bright, double-aspect room featuring its own en-suite bathroom, while the remaining four bedrooms are served by a modern family bathroom.

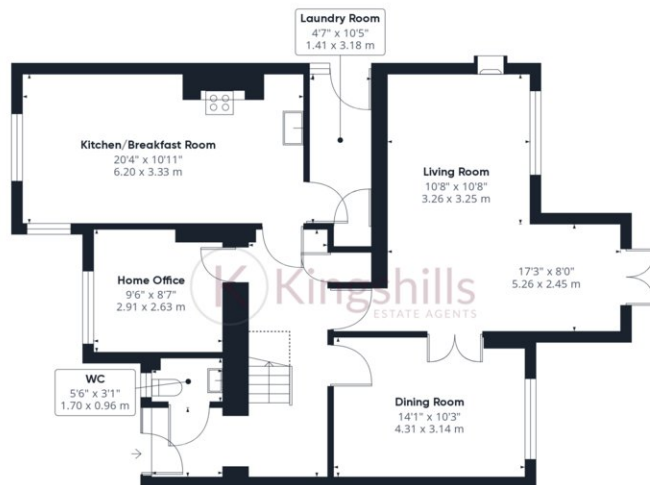
The property boasts an expansive driveway providing ample parking for multiple vehicles and access to a double garage. The rear garden is a standout feature, with a large patio ideal for outdoor dining and a vast lawn that offers plenty of space for children to play or for relaxing. Additionally, the current owner has purchased an extra part of the garden, which could be available for separate negotiation.

Holmer Green is renowned for its picturesque countryside and strong sense of community. The village is surrounded by stunning countryside walks, allowing you to immerse yourself in the natural beauty of Buckinghamshire.

The property is also well-situated for families, with highly regarded schools in the area, including the nearby Village pre schools and middle schools. The surrounding grammar schools and private institutions make it an ideal location for educational excellence.



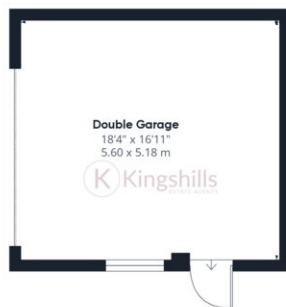




Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾
2009.74 ft²
186.71 m²

Reduced headroom
162.21 ft²
1.4 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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