



8 Rectory Avenue, High Wycombe, Buckinghamshire, HP13 6HW

Asking Price | £1,200,000

## Property Features

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- Detached Character House
- Walking Distance to Train Station
- 4 Double Bedrooms
- En Suite to Spacious Principal Bedroom
- 2 Family Bathrooms & Downstairs WC
- Kitchen/Dining Room & Utility Room
- Private Rear Gardens with Valley Views
- Driveway with Ample Parking & Double Garage
- Potential to Extend (STPP)
- Awaiting EPC / Council Tax Band G

## Full Description

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Nestled in a quiet location a short walk from High Wycombe town centre, this substantial 4-bedroom character detached house offers a perfect blend of period features and contemporary comforts. This exquisite property boasts an imposing presence on a wide plot with potential to extend subject to the usual planning permissions.

Upon entering the property, you are greeted by an exceptionally spacious and welcoming hallway adorned with wood block flooring, setting the tone for the timeless elegance found throughout the residence. A convenient downstairs WC adds to the practicality of the layout. The kitchen with dining room stands out as a true feature of the home. The vaulted ceiling is adorned with roof lights, allowing natural light to cascade into the space, creating an inviting atmosphere. This area serves as the heart of the home, providing an ideal setting for both family meals and entertaining guests.

The ground floor further hosts two separate living rooms, each with its own unique character and charm, and an office space that provides a perfect setting for remote work or a quiet retreat. Period features such as a feature fireplaces to one of the lounges, a wood burning stove to the second lounge, high ceilings, pine doors and banisters and some rooms with bay windows, add a touch of grandeur and create a sense of warmth and character.

Moving upstairs, the property reveals four well-appointed bedrooms. The spacious principal bedroom has a bay window suitable for a dressing table and ample space for wardrobes. There is also an en suite with large shower providing additional convenience. The remaining three double bedrooms have a choice of two family bathrooms, one with a shower and the other with a bath and separate WC, ensuring comfort and convenience for all residents. There are stairs to the loft which is suitable for additional storage.

Externally, the property sits on a wide plot, offering ample space for outdoor leisure activities with potential for expansion. The front of the property provides ample parking for multiple cars, ensuring convenience for residents and guests alike. Additionally, a double detached garage offers secure storage and parking space. The rear of the property features a generously proportioned garden complete with lawn, established trees and shrubs with a delightful summerhouse and a charming pond for attracting wildlife. The private rear garden has the added benefit of picturesque views of the valley beyond.



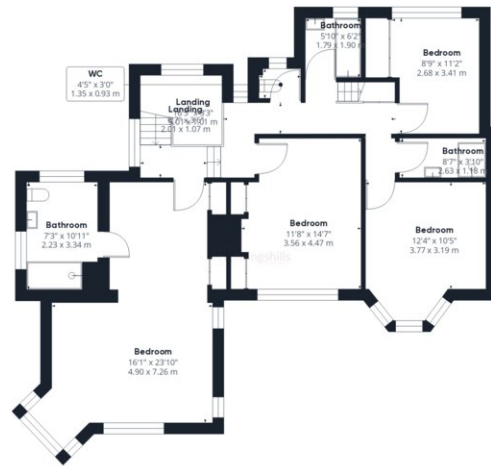




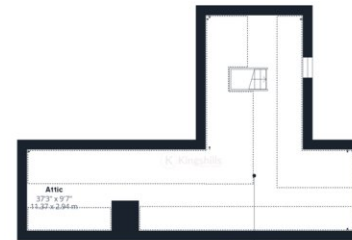




Ground Floor



Floor 1



Floor 2

Approximate total area<sup>m</sup>

3210.84 ft<sup>2</sup>  
298.3 m<sup>2</sup>

Reduced headroom

333.8 ft<sup>2</sup>  
31.01 m<sup>2</sup>

Excluding balconies and terraces

Reduced headroom  
(below 1.5m/4.92ft)

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

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