



38 Wycombe Road, Holmer Green, High Wycombe, Buckinghamshire, HP15 6RY

Asking Price | £1,150,000

Property Features

- Extended Detached Family Home
- Catchment of Sought After Schools
- 4 Double Bedrooms
- Principal with Ensuite and Walk in Wardrobe
- 2nd Bedroom with Ensuite
- 3 Reception Rooms
- Farmhouse Style Kitchen
- Approx 150ft Garden
- Parking and Integral Garage
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Full Description

Located in the sought-after village of Holmer Green, Cranbourne offers a truly unique and versatile family home that has been extensively extended by the current owners. The property seamlessly blends charm with modern living, making it the perfect space for a growing family.

Upon entering, you are welcomed by a spacious and inviting hallway with ample space for bookshelves or storage. The heart of the home is the large living room, featuring a stunning fireplace and French doors that open onto the patio, flooding the room with natural light. The farmhouse-style kitchen/breakfast room, complete with an Aga, is ideal for family meals, and the adjoining utility room and walk-in pantry provide additional convenience. There is also a formal dining room/family room, perfect for entertaining, and a study/home office, offering the flexibility to work from home. There is also a shower room on the Ground floor.

The first floor boasts a generous landing with built-in storage. The principal bedroom is a luxurious retreat with its own ensuite shower room and walk-in wardrobe. The second bedroom also benefits from an ensuite shower room, while the two remaining double bedrooms are served by a contemporary family bathroom.

The southerly-facing rear garden is a real highlight, extending approximately 150 feet in length. It offers a large patio for outdoor dining, a vegetable plot, and is fully enclosed with mature hedging, providing a private and peaceful haven. The front of the property features parking for several cars and access to the integral garage.

Holmer Green is renowned for its excellent schooling, with the highly-regarded Holmer Green Schools within catchment, catering to both primary and secondary education, making it a fantastic choice for families.

For commuters, Amersham Station is conveniently located nearby, providing fast and reliable services to London Marylebone via Chiltern Railways and to London Baker Street via the Metropolitan Line. This makes Cranbourne an ideal home for those seeking the perfect balance between village life and easy access to the capital.

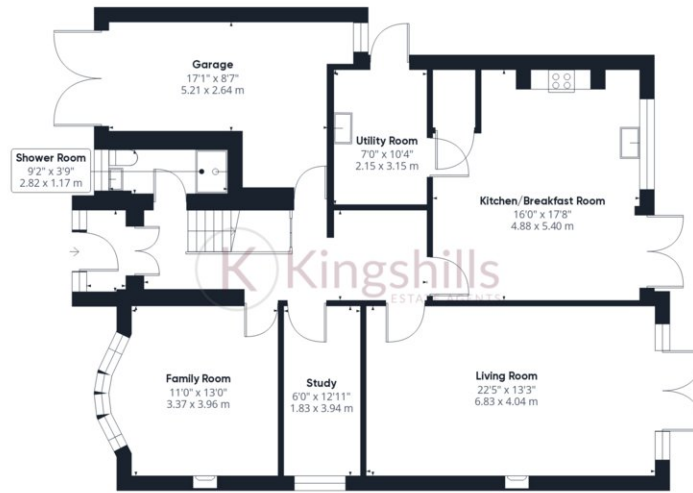








CRANBOURNE
38



Ground Floor



Floor 1

Approximate total area⁽¹⁾

2357.84 ft²
219.05 m²

Reduced headroom

206.99 ft²
1.79 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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