



DELL ORCHARD, HOLMER GREEN, BUCKINGHAMSHIRE, HP15 6XS

Winkworth



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**A SPACIOUS DETACHED FOUR/FIVE BEDROOM
HOME SET WITHIN SECLUDED PLOT OF APPROX
0.75 OF AN ACRE ON THE EDGE OF THIS POPULAR
CHILTERN VILLAGE**

- Four/five bedrooms
- Two bathrooms and two guest cloakrooms
- Four/five reception rooms
- Beautifully landscaped and secluded gardens
- Gated driveway parking and double garage
- Rear and side views out over open countryside
- EPC rating D / Council Tax band G

Nestled along one of Holmer Green's most sought-after roads, this spacious detached home set within large, enclosed gardens offers ample space for a family to live and grow, along with further potential to enhance and extend (subject to relevant planning permissions).

The property is entered via a covered porch into a hallway with handy WC. To the left, the 21ft kitchen breakfast room leads through to a hallway, off which are a utility room, a WC, rear access to the garage, a study or fifth bedroom and a spacious 25ft conservatory with garden access which offers the perfect area for entertaining guests. To the right of the central hallway are three reception rooms: a family room with views out over the front garden, a dining room with double doors to the conservatory and a light-filled triple aspect drawing room with direct access out onto the garden.

On first floor level, the triple aspect principal bedroom is undoubtedly a highlight of this home, featuring an en-suite shower room along with a large veranda overlooking the landscaped rear garden. There are a further three double bedrooms served by a family bathroom with three-piece suite.



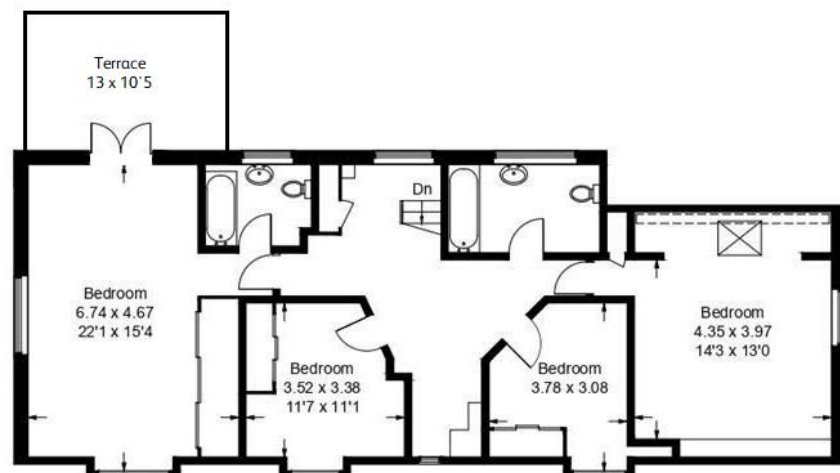
£1,350,000 Freehold

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The property is wonderfully located, set back from the popular Penfold Lane with gated access to the driveway alongside a lawned front garden and integrated double garage. A side gate leads through to a beautifully landscaped rear garden which has been mainly laid to lawn bordered by mature trees, a summer house and borders providing colour and interest. A large patio along with a wonderful covered decked seating area provide the ideal alfresco entertaining area.

The charming rural village of Holmer Green has a strong sense of community along with both picturesque and practical village amenities and some beautiful countryside walks. The village is well served by road and rail links with High Wycombe and Great Missenden railway stations at approx. 3 miles, Amersham (Chiltern Railways and Metropolitan at 3.8 miles and Beaconsfield at 5 miles providing fast train links into London Marylebone. The M40 meanwhile at approximately 4 miles provides fast access to the M25, Heathrow and London.



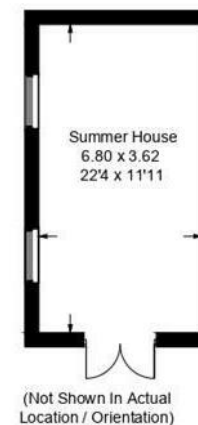


First Floor



Ground Floor

Approximate Gross Internal Area
 Ground Floor = 162.3 sq m / 1,747 sq ft
 First Floor = 110.3 sq m / 1,187 sq ft
 Outbuilding = 24.7 sq m / 266 sq ft
 Total = 297.3 sq m / 3,200 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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