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ESTATE AGENTS

Highbank, 25 Rectory Avenue, High Wycombe, Buckinghamshire, HP13 6HN



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Guide price £945,000

Situated on arguably one of High Wycombe's most prestigious addresses within easy walking distance to the mainline train station, High Bank is an outstanding double fronted, period home that has been extended and renovated throughout to now offer 2,200 square feet of family accommodation.

Description

Highbank enjoys an elevated position secluded by a mature front garden. The property is approached up a newly laid driveway with parking for three cars. You are greeted by a beautiful stained glass door inlaid with the number 25.

Through the front door, you are welcomed into a large central hall with the stairs over to your right hand side. Off the hallway, you have both a formal dining room and a sitting room. The sitting room benefits from a gas fireplace, bay window and original period features including picture rails and high ceilings.

The kitchen, diner and family area is an impressive feature of this home. The bespoke kitchen is in keeping with the original era and is fitted to a high specification with a large kitchen island, ceramic sink and integrated appliances. This space is flooded with natural light due to the dual aspect windows, vaulted ceiling, additional large Velux windows and bi-folding doors which lead out onto the rear garden. This fine property also has the added benefit of a utility cloakroom.

On the first floor, there are four well-proportioned bedrooms and two large bathrooms. The principle bedroom (which is located in the new part of Highbank), has a large four-piece ensuite with Duravit sanitaryware. The family bathroom, located on the first floor, also contains a four-piece bathroom suite.

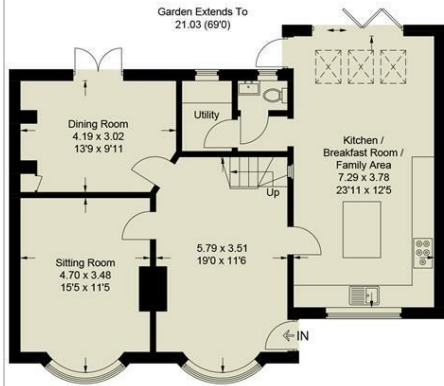
The second floor is accessed from the landing and benefits from a large double bedroom and additional four-piece bathroom with freestanding bath.

The mature rear garden is mainly laid to lawn with several mature flowerbeds and a patio area for entertaining. Towards the rear of the garden, there is a purpose built home office that is fully insulated and underfloor heated. There is also a large storage shed.

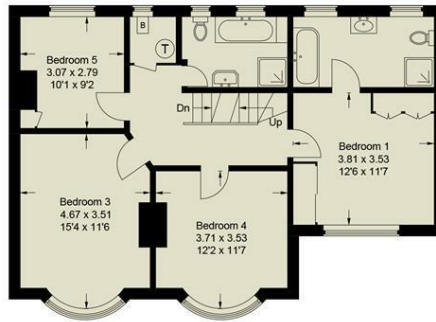


Floor Plans

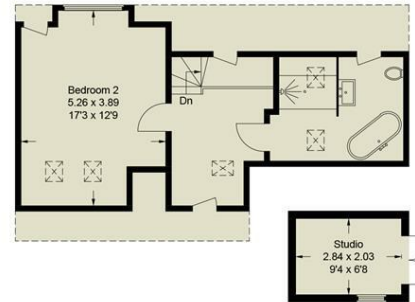
Approximate Gross Internal Area
 Ground Floor = 83.7 sq m / 901 sq ft
 First Floor = 76.3 sq m / 821 sq ft
 Second Floor = 38.7 sq m / 416 sq ft
 Studio = 5.8 sq m / 62 sq ft
 Total = 204.5 sq m / 2,200 sq ft



Ground Floor



First Floor



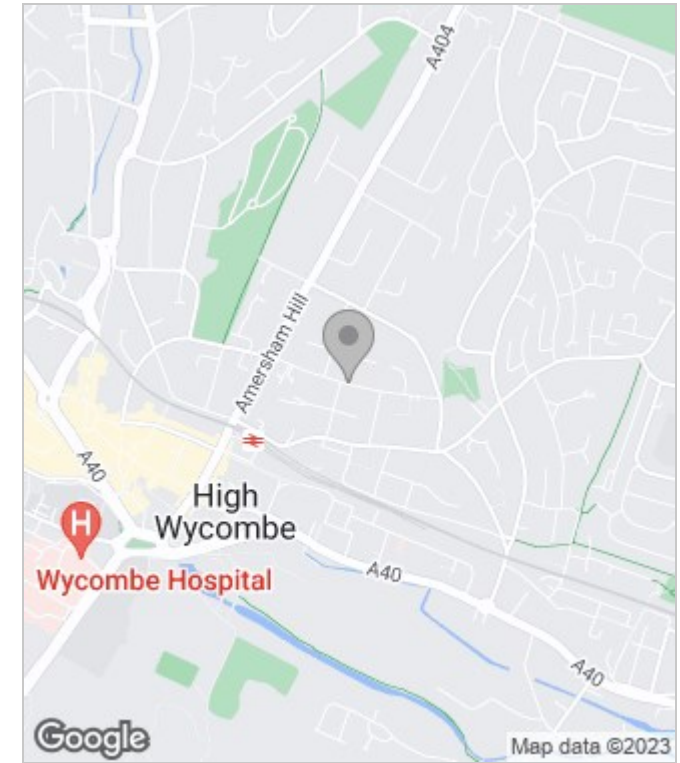
Second Floor

(Not Shown In Actual Location / Orientation)

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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Area Map



Energy Performance Graph

