

Fords.

SALES | LETTINGS | NEW HOMES

Hammersley Lane High Wycombe HP13 7BY



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£700,000

Introducing Marchwood, a rare and exciting opportunity to acquire one of the last remaining original homes on the highly sought-after Hammersley Lane, enjoying far-reaching west-facing views across rolling countryside. The property presents an exceptional opportunity for buyers, with full planning permission already granted to extend and transform the home into a substantial and impressive family residence.

Description

Upon entering through the front door, you are welcomed into a practical entrance porch, offering space for coats and shoes. A door leads through to the central hallway, from which the accommodation is arranged. To the right are three well-proportioned bedrooms, while to the left lies the main living accommodation, including a spacious kitchen/dining room and a generous sitting room with patio doors opening onto the rear garden. Completing the internal layout are a family bathroom, separate WC, and access to the double garage.

Externally, the property benefits from beautiful and generously sized gardens offering tremendous potential. To the front, a mature hedge provides privacy from the road, while the driveway offers off-street parking for three to four vehicles. The standout feature is the impressive 150-foot west-facing rear garden, enjoying stunning sunset views across the countryside — the perfect setting for outdoor dining, relaxation, and entertaining.

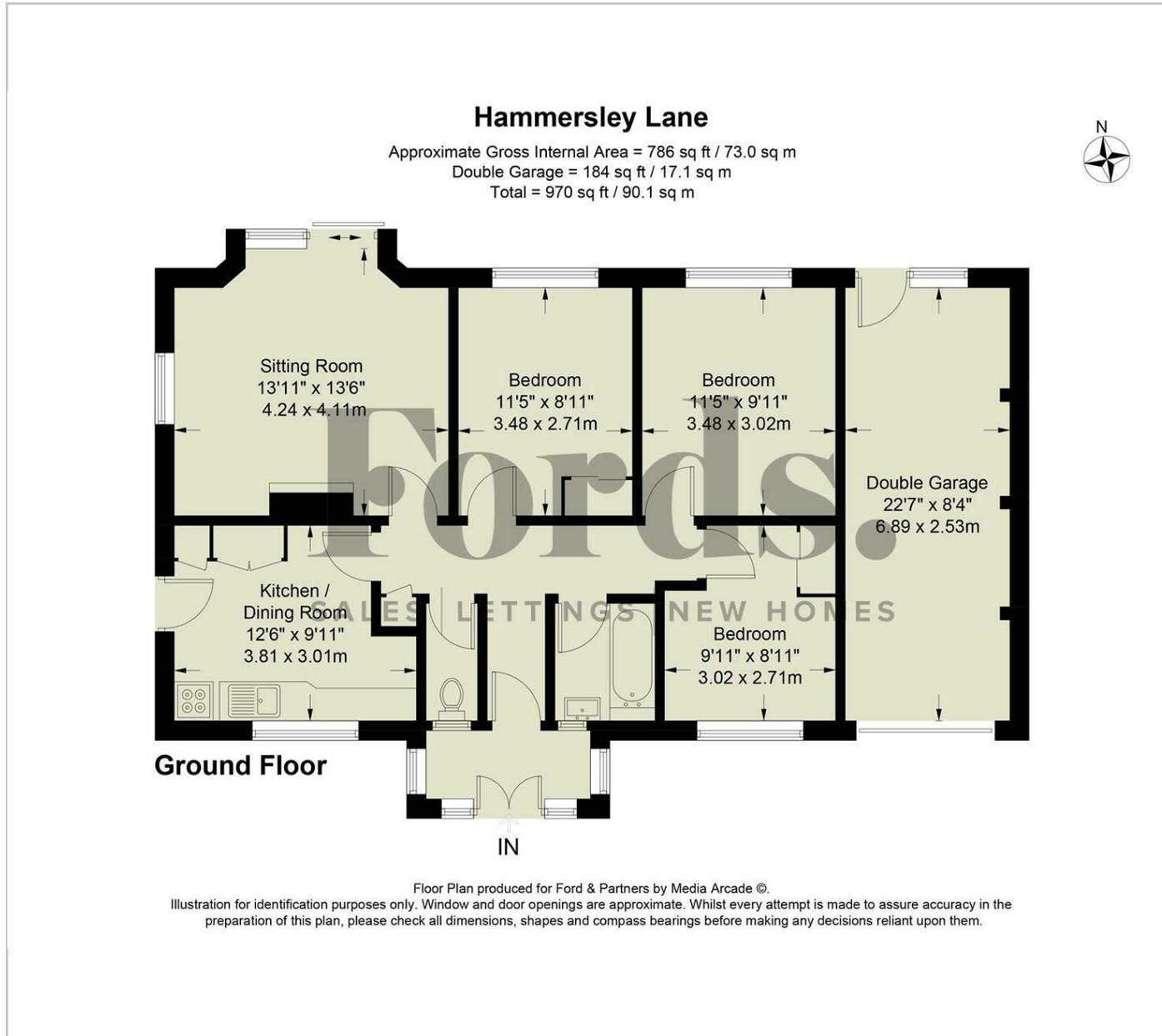


Situation

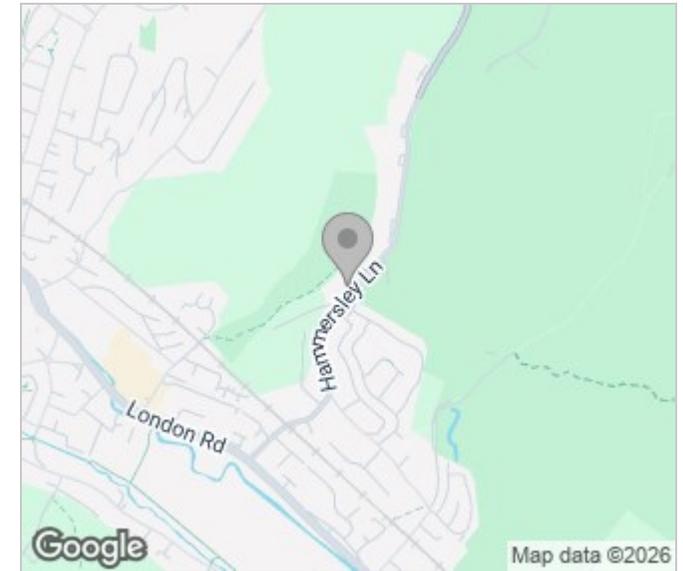
Hammersley Lane is a highly sought-after residential road located on the eastern side of High Wycombe, close to the desirable villages of Penn and Tylers Green. The area enjoys a semi-rural setting with easy access to the stunning Chiltern Hills, offering excellent countryside walks and outdoor pursuits. High Wycombe town centre and mainline station are a short drive away, providing a wide range of amenities and fast rail connections to London Marylebone. The location is also well regarded for its excellent local schooling, including a number of highly rated grammar and primary schools.



Floor Plans



Area Map



Energy Performance Graph

Energy Efficiency Rating

| | Current | Potential |
|--|-------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | 70 |
| (55-68) D | | |
| (39-54) E | 39 | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| England & Wales | EU Directive 2002/91/EC | |