

# Fords.

SALES | LETTINGS | NEW HOMES

Amersham Road High Wycombe Buckinghamshire HP13 5AB



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**£1,250,000**

A rare and unique opportunity to purchase a landmark home located within a secluded and mature plot of approximately 0.4 acres. This recently renovated, Grade II Listed former Vicarage is believed to date back to 1929/1930 and was designed by the famous Sir Giles Gilbert Scott. This fine home benefits from 2.6m high ceilings, original fireplaces and fittings such as original panelled doors and door furniture.

## Description

When entering the property through the front door, you are welcomed by a brick archway with access into the central hallway boasting mosaic tiled floor and a grand oak staircase. Located off the central hallway, there is access into the formal dining room, the sitting room and an additional reception that both benefit from a large, curved bay-window. To complete this level, there is a utility room, a stylish cloakroom, home office and the recently refitted shaker style kitchen breakfast room with side access.

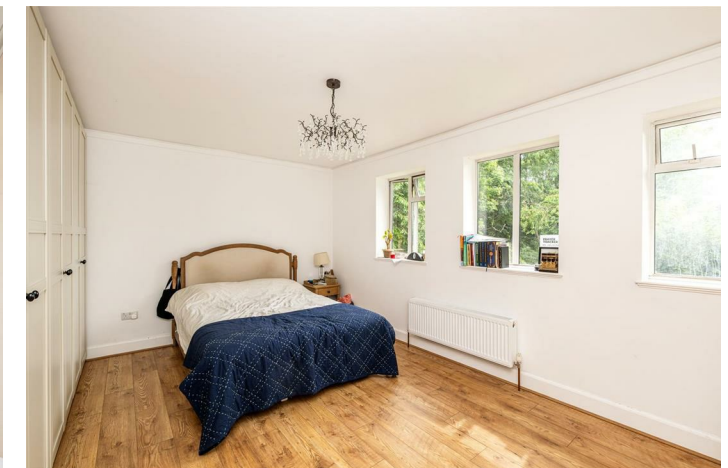
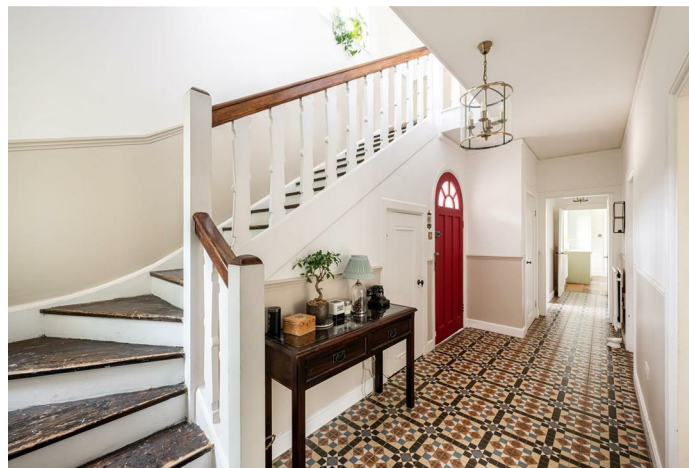
On the first floor, there are four well-proportioned double bedrooms, a stylish family bathroom, separate toilet and modern shower room.

Further features include gas central heating, double glazing and impressive driveway parking for 8 plus vehicles

## Situation

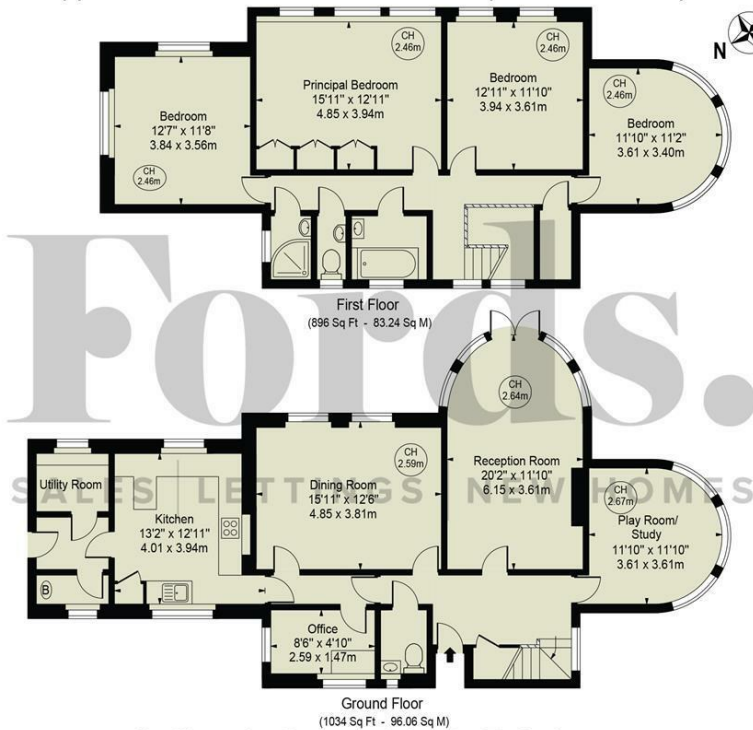
This characterful home sits in the centre of its plot with the South-Easterly rear garden shielded by a number of mature hedgerows. The home itself is situated on the north-side of High Wycombe's Town Centre approximately 1 mile from the Mainline Train Station.

Via the Chiltern Railway Service, you'll be at London Marylebone Station in just 27 minutes or Oxford in 38 minutes. South Buckinghamshire is renowned for excellent state and independent schools, and High Wycombe has some of the best. All walkable from the property and in high demand, there's Wycombe Abbey, the Royal Grammar School, Wycombe High School, Godstowe and John Hampden.



# Floor Plans

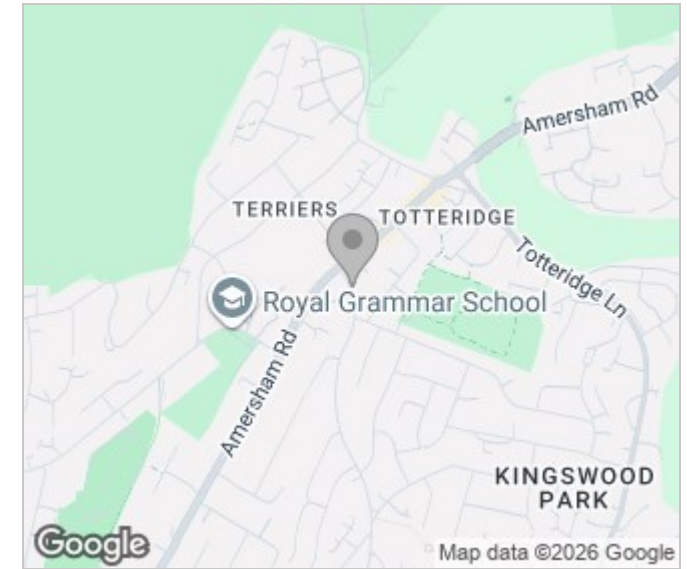
## St. Francis House Approx. Gross Internal Area 1930 Sq Ft - 179.30 Sq M



For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.  
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# Area Map



# Energy Performance Graph

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>82</b>
(69-80) <b>C</b>	<b>69</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	