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Curlew Close High Wycombe HP13 5JY



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Asking price £575,000

A Stylish and Spacious Detached Family Home in a Tranquil Downley Cul-de-Sac

Nestled in a peaceful cul-de-sac in the sought-after village of Downley, this impressive detached family home offers well-balanced living space and modern comfort throughout. With four generous bedrooms, two versatile reception rooms, and a contemporary family bathroom, it's perfectly suited for growing families.

Description

Upon entering, you're welcomed into a bright and inviting central hallway. To the left, a dedicated dining room provides the ideal setting for family meals or entertaining guests. Continuing through, the home opens up to a modern, well-appointed kitchen, a convenient downstairs cloakroom and a spacious sitting room bathed in natural light.

Upstairs, you'll find four well-proportioned bedrooms, each featuring fitted wardrobes, along with a stylish and modern family bathroom.

Externally, the property benefits from attractive front and rear gardens. The beautifully landscaped rear garden offers a private outdoor oasis, while the front garden includes a lawned area and a driveway with ample parking for three vehicles.

Situation

Nestled on the edge of the Chiltern Hills, Downley is a charming and sought-after village suburb located just northwest of High Wycombe in Buckinghamshire. Known for its strong sense of community, green spaces, and semi-rural feel, Downley offers a perfect blend of countryside tranquility and town convenience.

The area is characterized by its village atmosphere, with a central common (Downley Common) offering open fields, woodland walks, and stunning views over the surrounding Chilterns. This makes it a favorite spot for families, dog walkers, and nature enthusiasts. The nearby National Trust woodlands add to the appeal for outdoor activities.

For families, Downley is well-regarded for its good local schools, such as The Downley School and access to selective grammar schools in the wider High Wycombe area. The area is also conveniently located for commuters, with High Wycombe railway station offering direct links to London Marylebone in under 30 minutes and easy access to the M40 motorway.

Overall, Downley is ideal for those looking for a peaceful yet connected lifestyle—where countryside walks, a welcoming community, and convenient transport links come together.



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Approximate Gross Internal Area
Ground Floor = 580 sq ft / 53.9 sq m
First Floor = 575 sq ft / 53.4 sq m
Garage = 143 sq ft / 13.3 sq m
Total = 1298 sq ft / 120.6 sq m

Ground Floor

The Ground Floor plan shows a large Sitting Room (19'2" x 11'3", 5.85 x 3.43m) with a fireplace and access to a rear garden. To the left is a Dining Room (10'10" x 9'14", 3.31 x 3.02m) and a Kitchen (11'9" x 8'10", 3.59 x 2.68m) with a bay window. A large Garage (17'0" x 8'4", 5.18 x 2.53m) is attached to the front. A central staircase leads 'Up' to the first floor. A front entrance is marked 'IN'. A circular area indicates a ceiling height (CH) of 2.42m.


First Floor

The First Floor plan features four bedrooms: two at the front (12'0" x 8'10", 3.65 x 2.68m and 11'5" x 10'5", 3.47 x 3.17m) and two at the rear (11'11" x 10'0", 3.64 x 3.04m and 8'6" x 7'9", 2.60 x 2.36m). A central staircase leads 'Dn' to the ground floor. A bathroom and a terrace (marked 'T') are also shown. A circular area indicates a ceiling height (CH) of 2.28m, and a dashed rectangle indicates reduced headroom below 1.5m / 5'0".

Legend:
CH 2.56 = Ceiling Height
[Dashed Box] = Reduced headroom below 1.5m / 5'0"

Floor Plan produced for Ford & Partners by Media Arcade ©.
Illustration for identification purposes only. Window and door openings are approximate. Whilst every attempt is made to assure accuracy in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

Energy Efficiency Rating

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

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