



OLDLANDS

School Road, Wooburn Green, HP10 0HF



BARTRAMS

OLDLANDS

9 School Road, Wooburn Green HP10 0HF

A four bedroom, two bathroom, three reception Edwardian semi detached family home circa early 1900's having been extended by its current owner whilst retaining many characteristics of that era benefits from a delightful semi secluded southerly aspect garden and offers further potential subject to the usual planning consents.

Description

Circa early 1900's this Edwardian family home has been the subject to much improvement during the last forty years of ownership yet still retaining its typical charm and character of those high ceilings and fireplaces. A stained glass entrance door leads you to the hallway, the bright living room with feature fireplace and double doors opening out to the southerly aspect garden. The kitchen leads on to this bright open plan dining room with three skylights and double doors to patio and garden. From the kitchen it leads to an inner hallway with open plan utility room and entrance door to the front, there is then a wet room and bedroom three with fitted wardrobes and doors leading out to the garden.

To the first floor a skylight provides natural light to the landing where there are three double bedrooms and family bathroom. The southerly aspect rear garden is screened with mature hedging providing a degree of seclusion with a well maintained lawn and flower bed borders.

Summary of accommodation

Entrance door with stained glass to hallway, study, living room with feature fireplace and doors opening to patio and garden, open plan kitchen with extended dining area with glazed windows and skylights, utility room, wet room and downstairs double aspect bedroom with doors to patio and garden. To the first floor there are two double bedrooms both with featured cast iron fireplaces and a well proportioned third bedroom, family bathroom.

Gardens

To the front a blocked paved driveway providing off street parking for two cars. To the rear with mature hedging that provides a secluded southerly aspect enclosed garden with an array of flowerbed borders and two patios for afternoon or early evening entertaining.





Location

Wooburn Green is a popular village falling on the southwest side of Beaconsfield. There is a central village green with its local shops including Tesco Express, pubs and restaurants. David Lloyds of Beaconsfield, Wooburn Park Lawn tennis club and Wooburn park as well as popular walks are all close by. Nearby at Bourne End with its local shops, marina and mainline station connecting to London Paddington. Positioned at the end of the road is the popular Wooburn Primary School, there is a wide choice of high rating grammar schools, in addition to the wealth of local private and secondary schools.

History

This is the first time on the market for over forty years, the client has informed us that the property was individually designed by the brother for the headmaster of formally, The Meadow School, Wooburn Green.

Services:

Gas central heating. Mains water, electricity and drains are connected

Council Tax Band: E £2,667.61

EPC Rating: D

Local Authority:

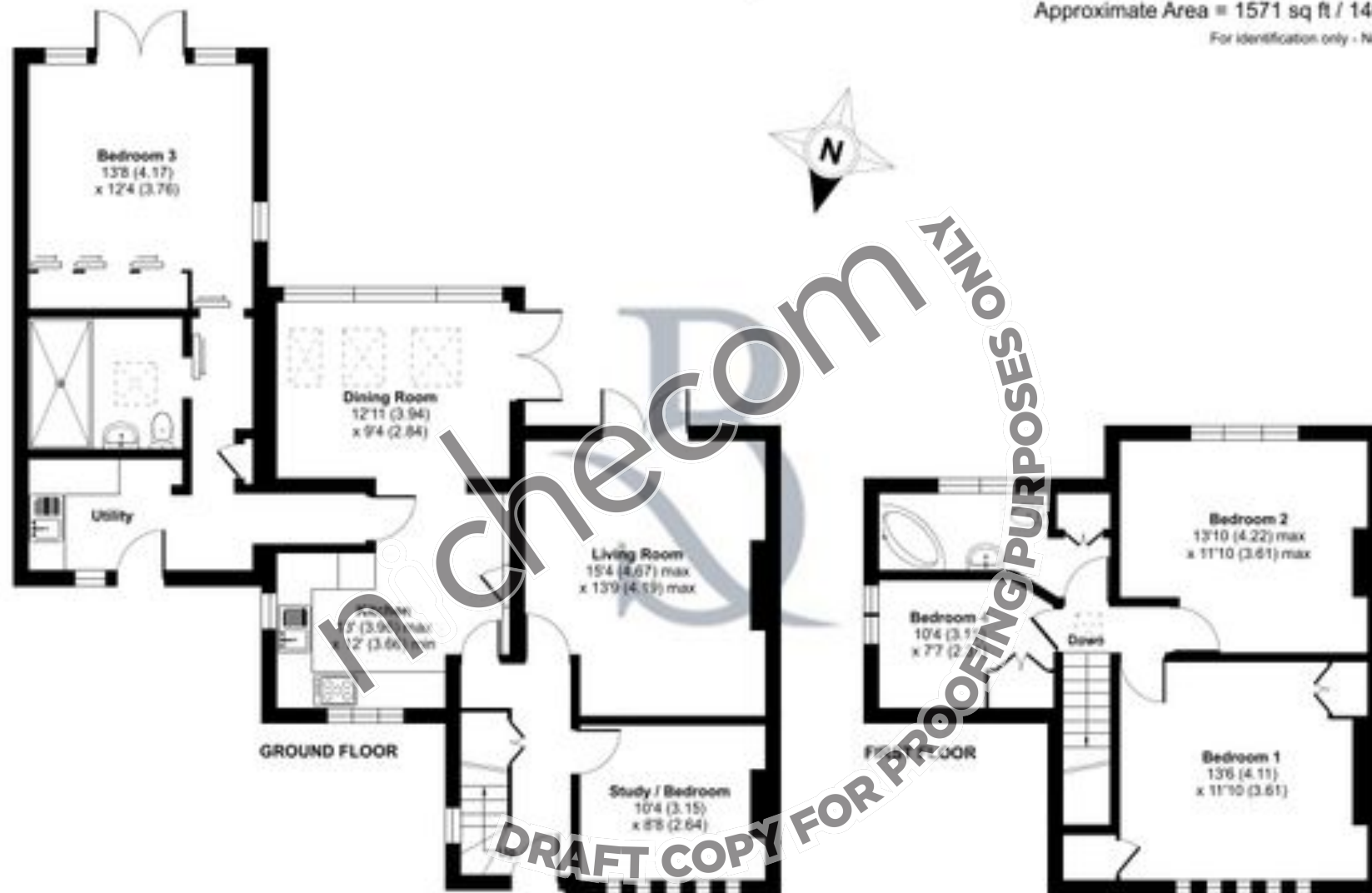
Buckinghamshire Council



School Road, Wooburn Green, High Wycombe, HP10

Approximate Area = 1571 sq ft / 146 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Bartrams Property Consultants. REF: 1037227.



BARTRAMS

Tel: 01494 870707
Kings Head House, 15 London End
Beaconsfield, Buckinghamshire HP9 1HN

BARTRAMS.CO.UK

DISCLAIMER: Bartrams gives notice that the comments, condition, descriptions, measurements and necessary permissions for use and occupation are given in good faith and believed to be correct but cannot be relied on as true statements and representations of fact. They do not constitute part of an offer or contract. Potential purchasers should inspect personally in order to satisfy the correctness of them. Neither Bartrams or any of their employees has any authority to make or give any representation or warranty whatsoever in relation to this property. They do not hold themselves responsible for any expense incurred in viewing the same or any liability in respect of abortive viewings. The property is offered for sale subject to contract.