



Whitepit Lane, High Wycombe, HP10

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£4,000 pcm

Description

We are pleased to offer for rental this impressive family home occupying a substantial plot with tremendous entertaining space to the ground floor; large entrance hallway, lounge, dining room, family room, conservatory, kitchen breakfast room and utility room. Access onto the rear gardens with far reaching views over unspoilt farmland. To the first floor are 5 bedrooms, 2 ensuite bathrooms and a family bathroom. The second floor has two further bedrooms.

There is an integral double garage and a superb carriage driveway for additional parking.

This extremely spacious detached house is equidistant between the villages of Flackwell Heath and Woburn Green, close to all amenities including High Wycombe and Beaconsfield train stations (London Marylebone 23 minutes) plus the M4 and M40 motorways. The River Thames at Bourne End is within 1.8 miles with Marlow 11 minutes away by road (4.7 miles)

There is a good selection of primary and secondary private and state schooling within easy reach and this house falls into a number of the catchment areas.

The property is available from 1st November on an unfurnished basis and the house is pet friendly.

Early viewing strongly advised to fully appreciate this superb family home.

EPC: D

Rental Period: Long Term Rental

Council Tax: Band G

Council: Wycombe Borough Council

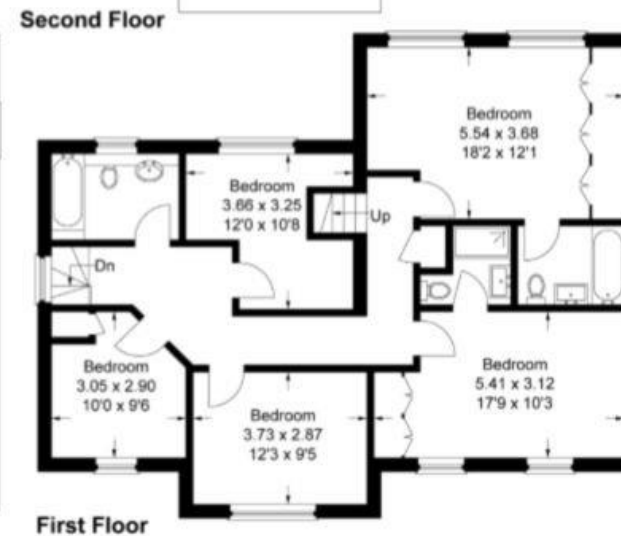
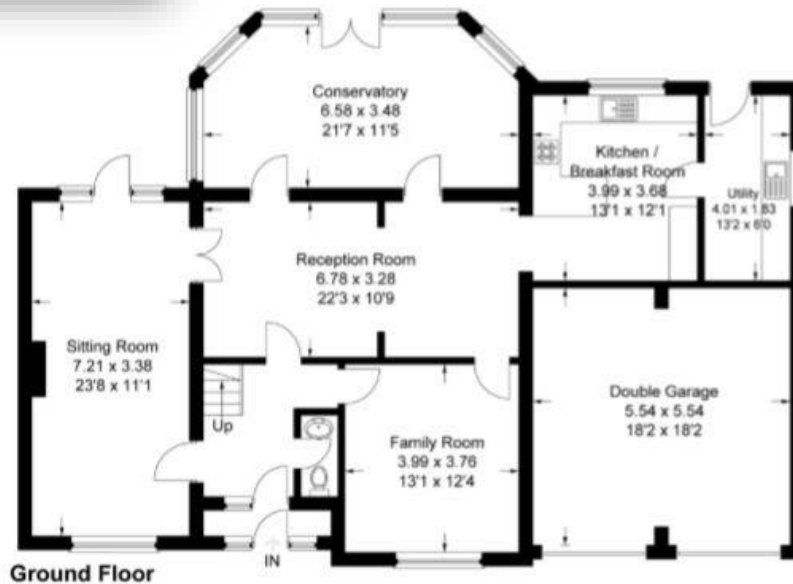
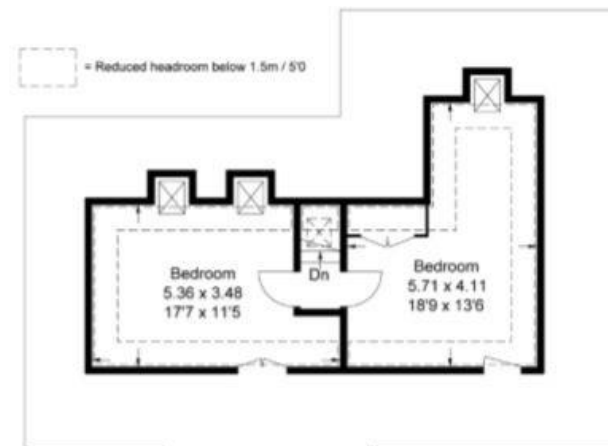








Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		



Whitepit
 Approximate Gross Internal Area
 Ground Floor = 125.2 sq m / 1,347 sq ft
 First Floor = 97.4 sq m / 1,048 sq ft
 Second Floor = 40.0 sq m / 430 sq ft
 Garage = 31.4 sq m / 338 sq ft
 Total = 294.0 sq m / 3,164 sq ft

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.

These property particulars are a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon. Council tax and estimated utility charges, if shown, are given as a guide only and should be checked and confirmed independently prior to entering into a tenancy arrangement.

Absolute Homes
 01784 557 898 | info@absolute-homes.co.uk | absolute-homes.co.uk

Water Side Residential
 Boldre House, Weston Green, Thames Ditton, Surrey KT7 0JP T 0208 398 9400