



26 Holmer Green Road, Hazlemere - HP15 7BL

Offers Over £1,250,000

 **TIM RUSS**
& Company



26 Holmer Green Road

Hazlemere

- An individual detached house of size & quality offering a modern and contemporary interior
- Constructed to an exacting specification with meticulous attention to detail and finish
- Situated in the heart of the village, a short stroll to all amenities and excellent transport links

Hazlemere is conveniently located between High Wycombe and Amersham offering excellent commuter links into London, both with regular trains into Marylebone. Local shopping facilities and restaurants can be found on Hazlemere Crossroads and Cosy Corner within a short walk. The property is in the catchment area for popular Hazlemere and Holmer Green schools. Grammar schools include The Royal Grammar School for boys and Wycombe High School for girls to name but a few. Buckinghamshire is renowned for its state and private education. Details will need to be confirmed with the appropriate schools for their catchment areas.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: C



26 Holmer Green Road

Situated in the heart of the village, this exceptional 5-bedroom detached house presents a unique opportunity to acquire a residence of size and quality. Constructed with precision and meticulous attention to detail, offering a modern and contemporary interior that exudes elegance and sophistication. Welcoming entrance hall leads to a separate sitting room, study, downstairs cloakroom, and boot room, the property effortlessly flows into a magnificent 28ft kitchen/breakfast/family room, complete with utility room and bifold doors opening to terrace. The sophisticated Principal bedroom features a dressing area and luxury ensuite shower room, a guest bedroom with ensuite and three additional bedrooms served by a stylish family bathroom. A short stroll to all amenities and offers excellent transport links, making it a prime location for families and professionals alike. The generosity of space extends to the outdoor area, where a generous level rear garden awaits, enclosed by hedging and fencing. The garden benefits from a south easterly aspect and boasts a wonderful paved terrace, ideal for al fresco dining and entertaining, seamlessly flows into a large expanse of level lawn, making it a perfect setting for family gatherings and social events. The property also features extensive driveway parking with a turning area leading to an integral garage. With its impeccable design, prime location, and exceptional outdoor space, this property offers a rare opportunity to indulge in a lifestyle of luxury and comfort.





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Approximate Gross Internal Area
 Ground Floor = 107.7 sq m / 1159 sq ft
 First Floor = 87.5 sq m / 942 sq ft
 Garage = 8.2 sq m / 88 sq ft
 Total = 203.4 sq m / 2189 sq ft

Floor Plan produced for Tim Russ & Company 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.



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