



26 Browns Road, Holmer Green, Buckinghamshire, HP15 6SL



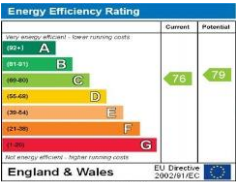
*A breath-taking, contemporary home, thoughtfully redesigned and extended to create a truly exceptional family space.*

Completely Remodelled & Extended To A Superb Standard | Entrance Porch | Cloakroom | Fine Hallway | Striking Open-Plan Kitchen/Dining/Living Space (31'8 x 20'10) With Bi-Fold Doors | Up To Five Bedrooms - Including A Ground Floor Bedroom/Office (Currently Home Office) With Ensuite | Four Bathrooms (Three Ensuites + Family Bathroom) | Principal Suite With Dressing Room & Luxury Ensuite | Guest Bedroom With Ensuite | Separate Sitting Room/Study | Home Gym/Family Room (20'7 x 12'5) | Utility Room & Cloakroom | Beautifully Landscaped Rear Garden | Ample Driveway Parking |

A stunning, contemporary family home that has been transformed to an exceptional standard throughout. Extended, reconfigured and beautifully refitted, is this impressive property that offers generous, flexible living space, ideal for modern family life and home working. The accommodation features up to 5 bedrooms, one being a ground floor bedroom with ensuite shower room – currently arranged as a stylish home office. On the first floor, there are the 4 further bedrooms and three luxury bathrooms, including two ensuites and a spa-style family bathroom. A welcoming entrance vestibule and cloakroom lead into a striking entrance hall, setting the tone for the quality and style beyond. The heart of the home is the breath-taking open-plan 31'8 x 20'10 kitchen/dining/living space, flooded with natural light and featuring bi-fold doors opening directly onto the garden, which is perfect for entertaining and family living. A separate utility room offers practical convenience, plus there are additional reception areas including a 20'7 x 12'5 home gym/family room and a 12'2 x 11'3 sitting room/study, providing superb versatility for everyday living. The principal bedroom suite enjoys a dedicated dressing room and luxury ensuite shower room and the guest bedroom also benefits from an ensuite. Outside, the landscaped, rear garden offers a private and low-maintenance retreat, while the front provides ample driveway parking. This is a stunning house, needs to be viewed!

**Price... £995,000**

Freehold





## LOCATION

Located in the heart of this sought after Chiltern village.... A short level walk to the village shops, pond and common plus the beautiful Chiltern Countryside that surround the village.... Easy walking distance to the village Infant, Junior and Senior Schools each with a reputation that brings property buyers to the area.... Catchment area for excellent Grammar Schools to include, The Royal Grammar School, Wycombe High School... Fast bound London trains available from Amersham (3.5 miles) High Wycombe (3 miles) and Beaconsfield (5 miles).... Three M40 access points are within a 15 minute drive.... M25 and M1 motorways are also easily accessible....

## DIRECTIONS

From the Wye Residential office at Hazlemere crossroads proceed down Holmer Green Road and go over the mini roundabout (second exit) into Sawpit Hill. Proceed up the hill and then turn right into Wycombe Road. Proceed along this road and turns into Browns Road and the property can be found on the left hand side.

## ADDITIONAL INFORMATION

### COUNCIL TAX

Band F

### EPC RATING

D

### MORTGAGE

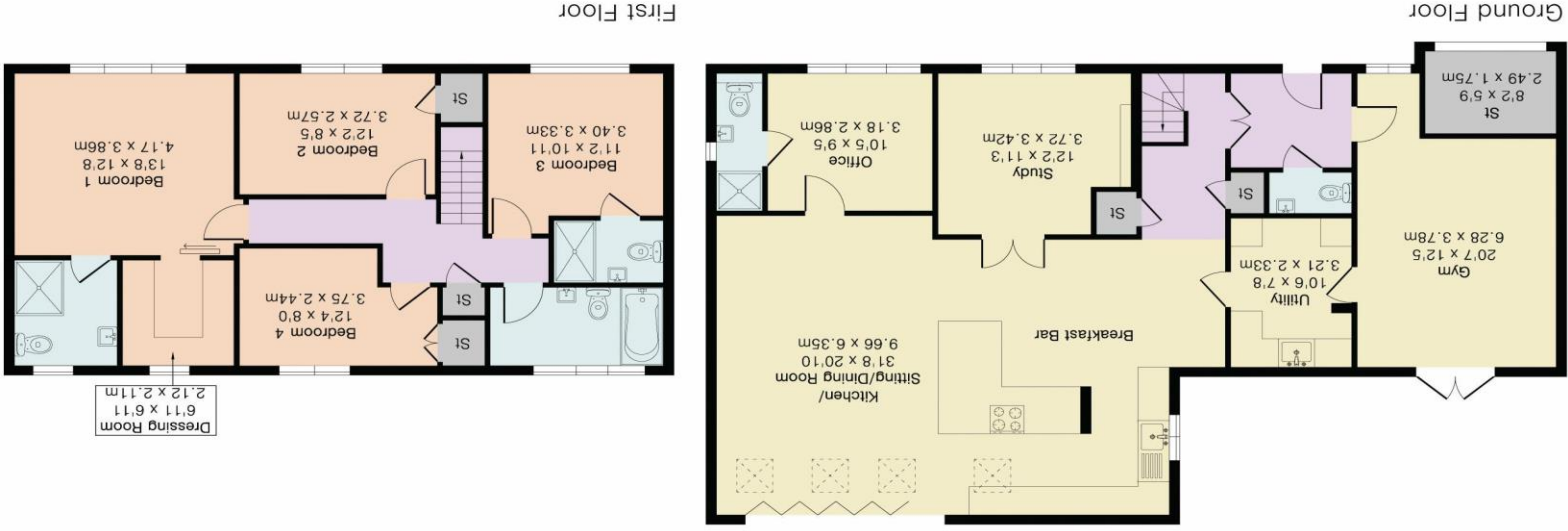
Contact your local Wye Residential office who can introduce you to their Independent Financial Adviser

*Whilst we endeavour to make our sales details accurate and reliable they should not be relied on as statements of representation of fact and do not constitute any part of an offer or contract.*





**Approximate Gross Internal Area 2194 sq ft - 203 sq m**  
Ground Floor Area 1372 sq ft - 127 sq m  
First Floor Area 822 sq ft - 76 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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The Wye Partnership