



29 Rectory Avenue, High Wycombe, HP13 6HN

£1,000,000

An Imposing 1929 Detached Family Residence

Prime Location: Situated in a quiet Conservation Area, a short walk to the train station and town centre

Character & Space: Flexible accommodation (approx. 2,390 sq ft) blending period charm with modern convenience

Expansive Living: Five well-proportioned bedrooms, three elegant reception rooms, and three bathrooms

Premium Features: Stunning second-floor bedroom featuring a vaulted ceiling and delightful valley views

Exterior: Landscaped tiered gardens, garage, and a substantial garden storage room/outbuilding

Connectivity: Unrivalled transport links; London Marylebone in just 27 minutes

Education: Catchment for renowned schooling including The Royal Grammar School, Wycombe High, and Wycombe Abbey

Availability: Offered with No Onward Chain

The Local Lifestyle The property is situated within a short walk of the town centre, offering a vast array of shopping facilities, leisure, and hospitality venues, including the Wycombe Swan Theatre. For outdoor enthusiasts, the surrounding countryside is within easy reach, and 'The Rye' park is a short stroll away, boasting its own lakeside café, gym, and heated swimming pool.

Transport & Connectivity Commuter links are excellent. The mainline station is a 4-minute walk away and provides a direct service to London Marylebone (27 mins) as well as Oxford and Birmingham. For road travel, the M40 is easily accessed at Junction 3 or 4, with the A404 providing a swift link to the M4. A nearby coach terminus offers convenient connections to London airports and other major destinations

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: D



A Fusion of Character and Convenience

This imposing detached family house, built in 1929, offers an exceptional blend of period character and modern convenience in a well-established Conservation Area.

The spacious and flexible accommodation comprises five well-proportioned bedrooms, three elegant reception rooms, and three stylish bathrooms. A highlight of the home is the stunning second-floor bedroom, which features a vaulted ceiling and enjoys far-reaching valley views. Thoughtfully arranged to suit both family living and entertaining, the interiors showcase charming architectural details throughout.

Grounds & Amenities Outside, the property benefits from landscaped gardens, a garage, and a large garden storage room ideal for varied uses. Additional comforts include smart central heating and an energy-efficient layout.

Education & Location The area is particularly well regarded for schooling, with three grammar schools alongside highly regarded independent schools including Wycombe Abbey, Godstowe, The Chalfonts and Crown House. Ideally situated close to the train station, this home is perfect for families seeking quality education options with effortless commuting capabilities.

Offered with no onward chain, this unique home presents a rare opportunity to acquire a substantial residence in a peaceful yet highly convenient location.

DIRECTIONS

From High Wycombe centre leave via Crendon Street towards Amersham and turn right directly above the station into Totteridge Road. Take the third left into Lucas Road and then the first left into Rectory Avenue; the property can be found on the right-hand side.

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 2390 sq ft - 222 sq m
(Excluding Outbuilding)**

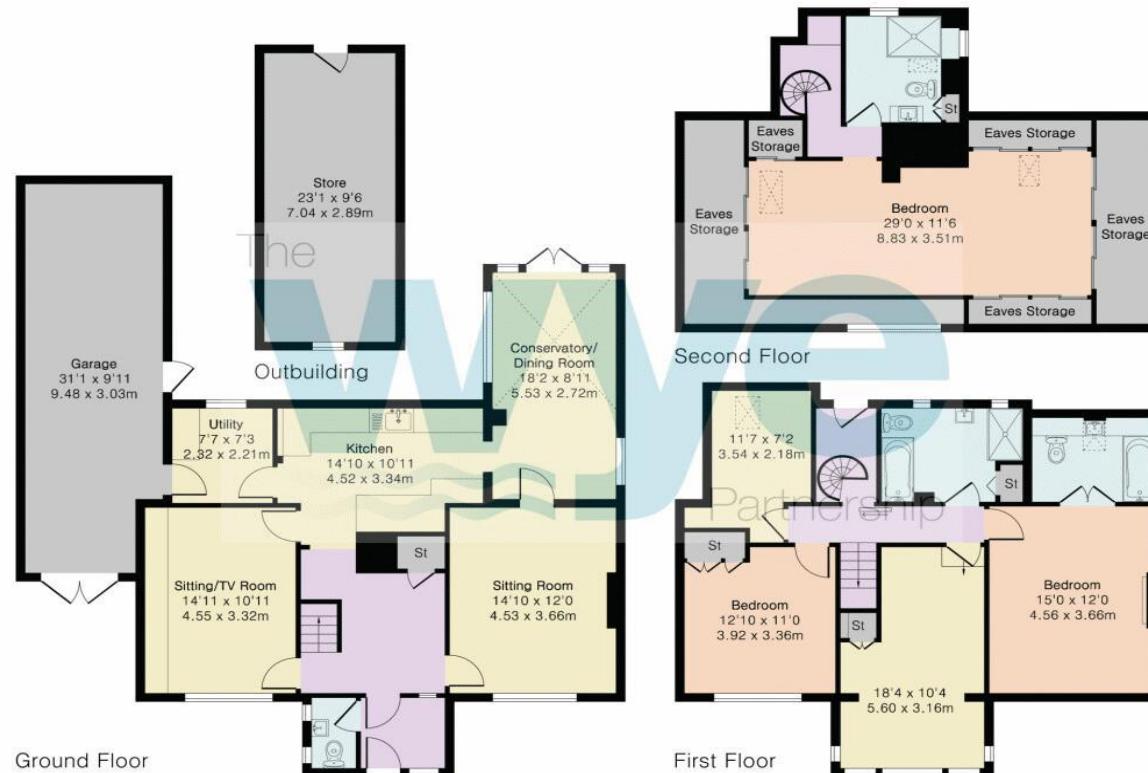
Ground Floor Area 903 sq ft - 84 sq m

First Floor Area 814 sq ft - 76 sq m

Second Floor Area 399 sq ft - 37 sq m

Garage Area 274 sq ft - 25 sq m

Outbuilding Area 219 sq ft - 20 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.

